



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

MARCH 15, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.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:

SALUTE TO THE FLAG

OATH OF OFFICE: PLANNING COMMISSIONER CARL BRUCE SHAFFER

ROLL CALL

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. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule "A" Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.

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

NONE

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

NONE

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Final: 03-09-17

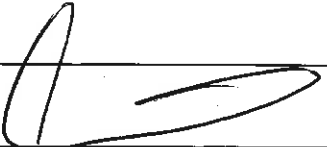
4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J. Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres – **REQUEST:** Change of Zone No. 7180 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker's apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.2 CONDITIONAL USE PERMIT NO. 3742** – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.
- 4.3 CHANGE OF ZONE NO. 7920** – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10) – **REQUEST:** Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.4 CONDITIONAL USE PERMIT NO. 3750** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location: Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

5.0 WORKSHOPS:**NONE****6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR'S REPORT****8.0 COMMISSIONERS' COMMENTS**

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: March 15, 2017

TENTATIVE TRACT MAP NO. 33303
FIRST EXTENSION OF TIME
Applicant: Richland Communities



Juan C. Perez,
Agency 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 of a Schedule 'A' subdivision of 9.7 gross acres into 24 single family residential lots with a minimum of 7,200 square feet.

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. 33303

BACKGROUND:

The Tentative Tract Map No. 33303 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7436 which was approved on April 24, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 16, 2017) indicating the acceptance of the seven (7) recommended conditions.

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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 April 24, 2018. 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.

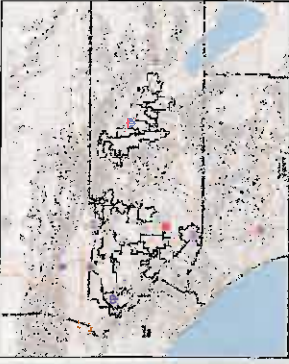
RECOMMENDATION:

APPROVE the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33303**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 24, 2018, subject to all the previously approved and amended Conditions of Approval.

TRACT 31700

WASHINGTON ST.
EXISTING ALIGNMENT

1st EOT for TR33303 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.



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746 1,492 Feet



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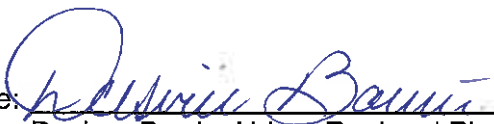
Extension of Time Environmental Determination

Project Case Number: TR33303
Original E.A. Number: 40326
Extension of Time No.: 1ST
Original Approval Date: 2/21/2007
Project Location: Southerly of Keller Rd., easterly of Coventry Lane, westerly of Washington

Project Description: Subdivide 7.4 acres into 24 single family residential lots

On February 21, 2007, 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: 
Desiree Bowie, Urban Regional Planner

Date: 2/16/2017
For Juan C. Perez, Interim Planning Director

Bowie, Desiree

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Thursday, February 16, 2017 11:00 AM
To: Bowie, Desiree
Subject: RE: 1st Extension of Time for TR33303

Desiree-

All conditions are acceptable.

Mike Byer
Vice President
Richland Communities, INC

3161 Michelson Drive, Suite 425
Irvine, CA 92612

Tel: 949.383.4137
Mob: 415.608.2525

From: Bowie, Desiree [mailto:DBOWIE@RIVCO.ORG]
Sent: Wednesday, February 15, 2017 1:57 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Subject: 1st Extension of Time for TR33303

Good Afternoon Mike,

Thank you for your continued patience regarding the EOT process. I have enclosed the documentation for you to review. If you accept, please respond to this email stating you accept all conditions. If you have any questions, please let me know.

Thank you,

Desiree A. Bowie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org

<http://planning.rctlma.org>

4080 Lemon St.

Riverside, CA 92502

(951) 955-8254

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 40

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33303

Parcel: 476-010-051

50. PRIOR TO MAP RECORDATION

50.TRANS. 40 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - 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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 4.1
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Brett Dawson
Planning Commission: March 15, 2017

Plot Plan No. 20682
Plot Plan No. 26212
Parcel Map No. 33750
Environmental Assessment No. 40245
Applicant: Eric Palmer
Engineer/Representative: Owen Wickstrand



Juan C. Perez
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 20682 proposes to establish a mini-warehouse facility (also referred to as a mini-storage facility or mini-storage warehouse facility) on 5.18 gross acres, and designate 5.84 gross acres as open space. The mini warehouse facility includes a 3,128 sq ft office and caretakers apartment; approximately 120,000 sq. ft. of storage buildings and 29 RV parking spaces.

Plot Plan No. 26212 proposes a car wash on 1.66 gross acres. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

Parcel Map No. 33750 is a Schedule "E" map the proposes to subdivide the property into 4 parcels, one parcel for the mini-warehouse facility and RV parking, one parcel for the car wash and two lots for open space.

The project is located northwest of Winchester, south of Nicholas Road, and east of Leon Road.

BACKGROUND


The hours of operation for the mini warehouse facility will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. The car wash hours of operation will be 8 am to 8pm daily. It will employ 4 people.

Change of Zone No. 7180 was also associated with the project. During the land use review process, it was determined that a change of zone was not needed for the proposed mini-warehouse facility and car wash. Therefore, the applicant will be withdrawing the application for Change of Zone No. 7180.

ISSUES OF POTENTIAL CONCERN:

The case went before the Airport Land Use Commission on March 10, 2016. The project is located within the French Valley Airport Influence Area Zones C and D. The Airport Land Use Commission found the project consistent.

There is a Metropolitan Water District easement that covers the western property line. The easement does not permit any permanent structures, as a result the easement area will be utilized as an RV parking area.



In order to comply with the easement, the RV parking area will be surrounded by an 8-foot high vinyl fence and the landscaped trees with tubular steel fencing atop a masonry wall and along the northernmost property line, dividing the mini warehouse facility area from the RV parking area. To meet the landscaping requirements of Ordinance 348 and enhance the appearance of the proposed mini-warehouse, potted trees and shrubs will be placed in the easement. Since the proposed landscaping will not be planted in the ground, they will not violate the terms of the Metropolitan Water District easement.

There is a vacated former road "Leon Road" that has been dedicated for a future trail by either the Riverside County Regional Parks and Open Space District or the Valley Wide Parks and Recreation District.

The project site is zoned Industrial Park (I-P). Mini warehouse facilities and storage for recreational vehicles within an enclosed building are allowed in the I-P zone with an approved plot plan. The proposed car wash and open RV storage are not specifically listed in the I-P zone. However, the I-P zone does provide that any use not specifically listed may be considered a permitted or conditionally permitted use provided the Planning Director finds that the proposed use is substantially the same in character and intensity as a listed. Such use is subject to the permit process which governs the category for the listed use.

The uncovered RV storage is similar in character and intensity to covered RV storage which is a listed use in the I-P zone and allowed with an approved plot plan. The proposed car wash is similar in character and intensity to automobile service stations and recycling collection facilities which are listed uses in the I-P zone and allowed with an approved plot plan. These uses are similar in the number of customers, traffic, air quality, noise impacts, similar in the intensity of use, and type of use. As a result, the proposed car wash and uncovered RV are allowed in the I-P zone with an approved plot plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Dutch Village Specific Plan (SP No. 106). Industrial and Open Space. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Dutch Village Specific Plan (SP No. 106) Industrial and open space to the north, east, and south, and French Valley Specific Plan (SP No. 312A1) and Open Space Conservation (OS-C) to the west. |
| 3. Existing Zoning (Ex. #3): | Industrial Park (I-P) |
| 4. | |
| 4. Surrounding Zoning (Ex. #3): | Industrial Park (I-P) to the north, SP zone to the east, west and south. Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-10) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and Single Family Residential |
| 7. Project Data: | Total Acreage: 11.96 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40245**, 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 PLOT PLAN NO. 20682, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,

APPROVE PLOT PLAN NO. 26212, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 40245; and,

APPROVE PARCEL MAP NO. 33750 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is located within the Dutch Village Specific Plan (SP No. 106) and designated Industrial and Open Space.
2. The project site is within the Highway 79 Policy Area, which requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is a mini-storage warehouse facility and car wash, not a residential use. As a result, the 9% policy language does not apply to this non-residential project.
3. The project site is surrounded by properties that are within the Dutch Village Specific Plan (SP No. 106) Industrial and open space to the north, east, and south, and French Valley Specific Plan (SP No. 312A1) and Open Space Conservation (OS-C) to the west.
4. The project is consistent with the General Plan because land use policy LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan area plan land use maps." This is in accordance with the General Plan as it accommodates the need by providing mini warehouses and a car wash that are in demand due to the substantial amount of single family homes throughout the area and the amount of traffic that utilized Highway 74.
5. LU policy 30.4 states, "Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors." The project site's design and improvements are conveniently located next to a major shopping center for the area and Highway 79.
6. The Industrial designation of the Dutch Village Specific Plan (SP No. 160), due to its age does not have a FAR range. However the current Riverside County General Plan Designation that is most similar is Community Development: Light Industrial (CD:LI) and that has the building density of 0.25 to 0.60 FAR. With the current FAR of 0.35, the proposed Project fits within that range.
7. Mini Warehouses are permitted within the Industrial Park (I-P) zone with an approved plot plan.
8. One of the proposed uses, a mini-storage warehouse facility is a permitted use within the Industrial Park (I-P) zoning classification with an approved Plot Plan. The second proposed use is for

uncovered RV storage and parking. The I-P zoning classification specifically lists parking lots, as well as RV storage within an enclosed building as permitted uses with approval of a Plot Plan; however, because of the location of the RV storage over a Metropolitan Water District easement, a building is not allowed. That said, per Ordinance No. 347 Section 10.1.e, uses that are not specifically listed may still be considered with an approved Plot Plan, so long as the use is of the same character and intensity of a listed use. An uncovered RV parking/storage area has the same character and intensity as covered RV storage and parking, because it has the same usage hours, traffic, and types of visitors. The use is essentially similar to the parking lot due to its being an uncovered asphalt area. Therefore, uncovered RV storage and parking is allowed in the I-P zone with an approved Plot Plan.

9. The proposed car wash is also not specifically listed in the I-P zone. The proposed car wash is similar in character and intensity with the allowed uses within the Industrial Park zone. Similar uses that are permitted are automobile service stations, and recycling collection facilities. These uses are similar in the number of customers, traffic, air quality, noise impacts, similar in the intensity of use, and type of use. As a result, the proposed car wash is allowed in the I-P zone with an approved plot plan.
10. The mini warehouses shall be designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the public on a rental or lease basis. Additionally, mini warehouses shall comply with the following development standards:
 - Individual storage spaces within a mini warehouse shall have a maximum gross floor area of 500 square feet. The project complies with this requirement because individual storage spaces will range from 25 to 400 square feet.
 - Unless otherwise approved by the hearing body, a six-foot high decorative masonry wall is required to be around the proposed use. In this case, there is a Metropolitan Water District easement covering the westernmost side of the property. The applicant has proposed an 8 foot tall solid vinyl fencing along this easement area. The north side of the Mini-warehouse area has an 8-foot high wrought iron fence and entry gate.

Additionally, the rear and sides of the mini-warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), shall be coated with a protective coating that will facilitate the removal of the graffiti. Additionally, the exterior of buildings A,B and C will create a perimeter wall around the west and east of the mini warehouse section of the project. The overall height will vary from 16-24 feet with the 26-foot high office/caretaker building. Based on the above, it is appropriate for the hearing body to approve the project with the proposed fencing.

- All surfaces shall be color coated in coordinating colors as approved by the hearing body. The proposed colors will be presented to the Planning Commission and approved or revised by the hearing body, thereby complying with this requirement.
- Roofing materials shall be compatible with area development. The standing seam metal roof will be compatible with the surrounding development, complying with this requirement.

- All lighting shall be indirect, hooded, and positioned so as not to reflect onto adjoining property or public streets. Condition of Approval 10 PLANNING.5 requires any outside lighting to be hooded and directed as to not shine directly upon adjoining property or public rights of way.
- All mini-warehouse in the Mt. Palomar Special Lighting Area shall comply with the lighting policies established for that area. The project is required to comply with Ordinance No. 655, and Condition of Approval 10 PLANNING.37 which restricts the permitted use of certain light fixtures emitting into the night sky light that may have a detrimental effect on astronomical observation and research.
- Mini-warehouse facilities shall be designed and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. No water, sanitary facilities, shall be permitted, prefabricated shipping containers shall not be used as shipping containers. Flammable or explosive matter or materials, material which can create obnoxious dust, odor, or fumes, and hazardous waste are not permitted to be stored within the mini-warehouse facilities. This has been conditioned under Condition of Approval 10.PLANNING.35.
- All gates shall be decorative wrought iron, chain link, other metal type, or wood. All metal type or wood gates must be painted in a color that coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department and Sheriff's department to assure adequate emergency access. Condition of Approval 10.Fire.7 requires the gate plans to be submitted to the Fire Department for approval. The gates will consist of an 8-foot high wrought iron gate.
- Parking is in accordance with the requirements set forth in Section 18.12 of Ordinance No. 348. The parking complies with Ordinance No. 348. The project is required 2 spaces for the Car wash, and 2 spaces for the Mini Warehouse use, based on 2-3 employees. The residence requires 2.25 spaces and they are required 1 ADA accessible space at the mini warehouse, and 1 ADA space for the Car Wash, totaling, 9 required spaces. The project contains 29 spaces.
- All street setbacks and walls serving as buffers between the mini-warehouse and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof, which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Section 18.12 of Ordinance No. 348. There is no residential property that abuts the proposed project boundaries. Due to a section of the property being within a Metropolitan Water District Easement, the applicant has indicated on the Landscape and Irrigation Plans that potted Plants will be located on the easement property in lieu of standard planted trees.
- No building, structure or wall shall be located closer than 20 feet from any street right of way. No building shall be located closer than 20 feet from any residential zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone. The project has been designed to accommodate these requirements.
- The car wash will operate from 8 am to 8pm daily, while the mini warehouse will operate 7 am to 7pm, and 9 am to 5pm Saturdays and Sundays.

- One caretakers residence may be included within the site plan for a mini-warehouse land use. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretakers residence in addition to those required for the mini-warehouse land use by Section 18.12 of Ordinance No. 348. The project includes a caretakers residence, and all of the required parking per Ordinance No. 348.
 - Flammable or explosive material, material which creates obnoxious dust, odor, or fumes, and hazardous or extremely hazardous waste will not be permitted within the project. Condition of Approval 10.PLANNING.35 specifically prohibits the storage of these materials, whereby complying with this requirement.
 - No water, sanitary facilities or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces. Prefabricated shipping containers shall not be used as mini-warehouse facilities. Condition of Approval 10.PLANNING.35 specifically prohibits the sanitary facilities, and the use of prefabricated shipping containers for storage, whereby complying with these standards.
11. The project site is surrounded by properties that are zoned Industrial Park (I-P) to the north, Manufacturing-Services Commercial (M-SC) to the south, Industrial Park (I-P) and Specific Plan to the east, and Industrial Park (I-P) to the west.
12. The projects comply with the development standards of the Industrial Park (IP) Zone as detailed in Section 10.4 of Ordinance 348:
- The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet, the minimum lot size for this project is 1.66 acres, and the minimum lot width is 225 feet in the IP zone.
 - The maximum height of all structures shall be 35 feet. The highest building is the caretaker's unit for the Mini Warehouse at 26.3 feet.
 - A minimum of 15 percent of the site shall be landscaped. Approximately 36 percent of the site is landscaped.
 - A minimum 25 foot setback is required on any street, the closest building, "Building A" is approximately 60 feet from the street.
 - Outside storage (RV Storage) will be surrounded by an 8-foot high vinyl fence and the landscaped trees with tubular steel fencing atop a masonry wall and along the northernmost property line, dividing the mini warehouse facility area from the RV parking area. This will provide the required screening per the industrial standards.
 - The parking is in accordance with the requirements set forth in Section 18.12 of Ordinance No. 348. The project is required to have 2 spaces for the Car wash, and 2 spaces for the Mini Warehouse use, based on 2-3 employees. The residence requires 2.25 spaces and they are required 1 ADA accessible space at the mini warehouse, and 1 ADA space for the Car Wash, totaling, 9 required spaces. The project contains 29 spaces.
 - All new utilities will be located underground.

- All roof mounted equipment are conditioned to be screened from view.
 - No signs or sign plans have been submitted. It has been conditioned that a sign plan be submitted and that it comply with Article XIX of Ordinance 348.
 - It has been conditioned that all lighting be designed to prevent glare or direct illumination on streets of adjoining property.
13. The site of the proposed Parcel Map No. 33750 is physically suitable for this type of non-residential development. The proposed use is reasonable as it is on property close to the residential properties that it will serve. It is additional advantageous because of the separation from the residential properties by an open space area. The site has adequate circulation and access is provided via the frontage from Highway 79 and Leon Road. The design of the proposed map and improvements will not conflict with easements required by the public at large for access through or use of, property within the proposed subdivision.
14. Parcel Map No. 33750 will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. The parcel map will vacate a portion of the right-of-way of Leon Road, and 0.08 acres will be right-of-way of Winchester Road. There is an existing Metropolitan Water District easement covering the westernmost side of the property. The applicant has proposed an 8 foot tall solid vinyl fencing along this easement area. This makes for a better design of the site and use of the property with the easement covering a section of the property.
15. The project site is located within Zone C and D of The French Valley Airport Influence Area and, therefore, the Airport Land Use Commission (ALUC) reviewed the proposed project at their March 10, 2016 hearing. ALUC found the project to be consistent with the French Valley Airport Land Use Compatibility Plan. Based on the Initial Study for the Mitigated Negative Declaration and the finding by ALUC, the project is not likely to cause public health problems.
16. The project site (APN 480-170-012) is located within the Western Riverside Multiple Species Habitat Conservation Plan Southwest Area Plan. The project site is located within Criteria Cell 5575 and therefore went through the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process (HANS 652).

The project completed Joint Project Review on September 4, 2007 (JPR 07-08-25-01). The Regional Conservation Authority (RCA) found that the project was inconsistent with the MSHCP related to Reserve Assembly. The reasoning for this inconsistency determination by the RCA was based on the project's location as it contributes to Proposed Constrained Linkage 18 (PCL 18) and that the 6.07 acres of proposed conservation were not adequate to meet the Conservation Goals set forth in the MSHCP. On October 10, 2007, Riverside County, RCA, and the project applicants met to discuss the inconsistency findings of the JPR and to come to a compromise in order to better meet the Reserve Assembly requirements of the MSHCP. The RCA requested that the Conservation footprint on the project site be extended to match the Conservation footprint of the adjacent property already in Conservation to the northeast of the site. On April 13, 2008, Riverside County, RCA, and the applicants met again to discuss the Conservation requirements for the project. On September 30, 2009, the RCA received the Revised Final HANS Exhibit dated September 29, 2009. The Conservation acreage was increased from 6.07 acres (per the original

JPR) to 7.04 acres. Understanding the site constraints, the requirements dictated by Flood Control for their access and maintenance requirements for the drainage feature itself, the RCA agreed that with the additional one acre of Conservation the project would be consistent with the MSHCP. The meet and confer process was closed for HANS 652/JPR.

17. The project site is located within the Stephens Kangaroo Rat Fee area. Condition of Approval 60.PLANNING.10 requires payment of this fee.
18. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. Consultations were requested by the Soboba Band of Lusineo Indians, the Rincon Band of Lusieno Indians deferred to bands closer to the project, there was no response from the Pechanga Band of Mission Indians, Cahuilla Band of Indians, Morongo Band of Mission Indians or the Colorado River Indian Tribes.

Consultation was conducted with Soboba on April 25, 2016. At this meeting the Tribe asked for a copy of the cultural report and this was supplied on April 26, 2016. On June 14, 2016 the conditions of approval were sent to Soboba and on June 21, 2016 consultation was formally concluded.

Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Additionally, based on an analysis of records including a Sacred Lands File Search conducted by the Native American Heritage Commission with negative results, and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. An archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). This is considered a standard Condition of Approval and is not considered mitigation for CEQA. Therefore, impacts in this regard are considered less than significant.

19. This project is not located within a CAL FIRE state responsibility area.
20. Environmental Assessment No. 40245 identified the following potentially significant impacts.
 - a. Cultural Resources(Paleontological)

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

CONCLUSIONS:

1. The proposed project is in conformance with the Dutch Village Specific Plan designations of Industrial and Open Space and with all other elements of the Riverside County General Plan.
2. The proposed car wash is and similar in character and intensity with permitted uses within the Industrial Park (I-P) zone such currently permitted uses such as auto repair stations, and recycling centers.
3. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. As set forth in the attached environmental assessment and through the imposition of mitigation measures set forth therein, the proposed project will not have a significant effect on the environment.

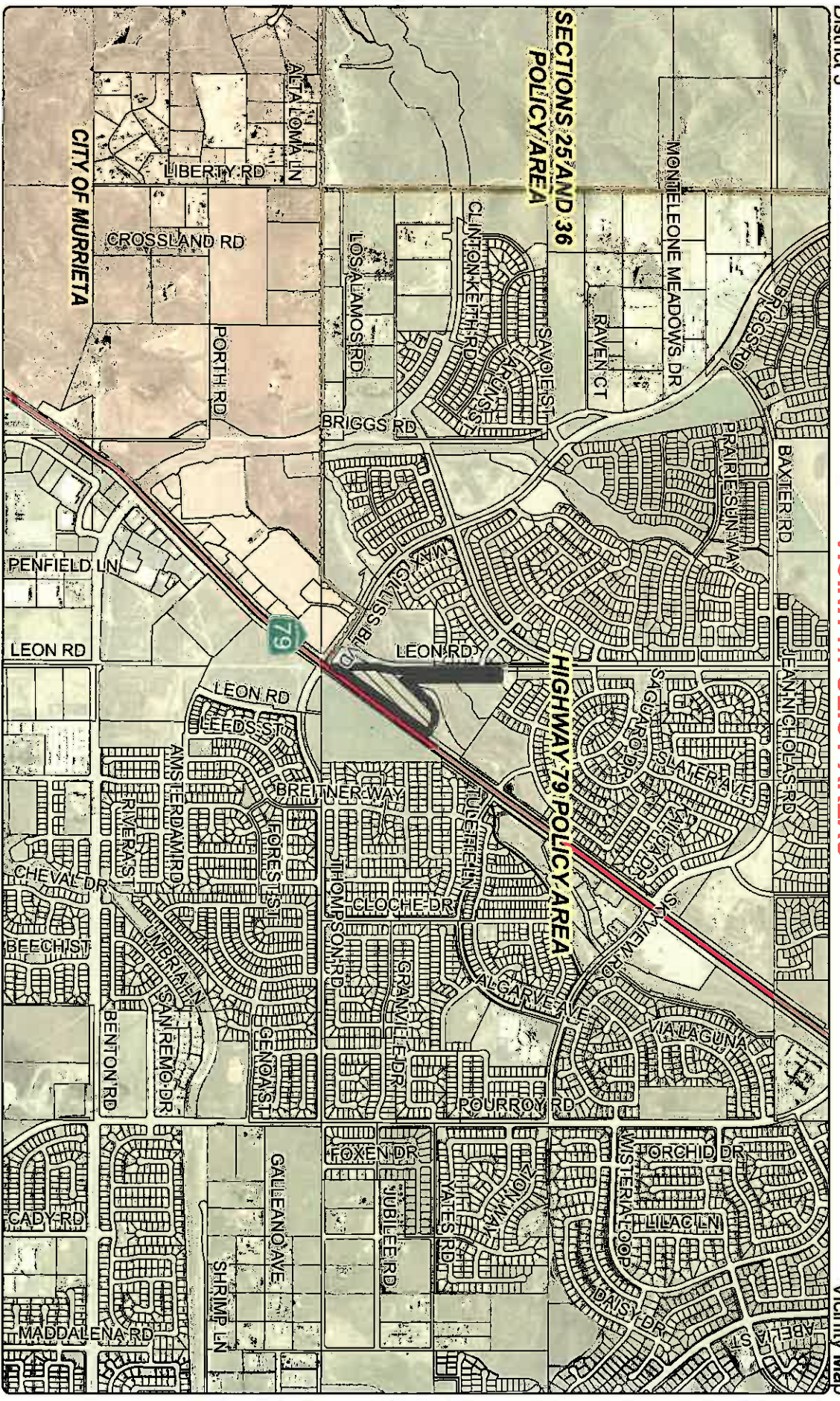
INFORMATIONAL ITEMS:

1. As of this writing, three letters of opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, or dam inundation area; or
 - b. An area susceptible to liquefaction.
 - c. A high fire area
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. The French Valley Airport Influence Area;
 - d. The Stephens Kangaroo Rat Fee Area
 - e. An area of high potential for paleontological sensitivity
4. The subject site is currently designated as Assessor's Parcel Number 480-170-014

Supervisor: Washington
District 3

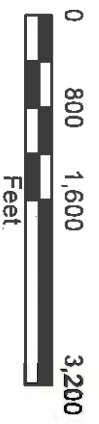
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07180 PM33750 PP20682
VICINITY/POLICY AREAS

Date Drawn: 02/14/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. This map was prepared for the County of Riverside Planning Department. It is not intended to be used for any other purpose. The County of Riverside Planning Department is not responsible for any errors or omissions in this map. The County of Riverside Planning Department is not responsible for any damages or losses resulting from the use of this map. The County of Riverside Planning Department is not responsible for any claims or liabilities resulting from the use of this map. The County of Riverside Planning Department is not responsible for any claims or liabilities resulting from the use of this map.

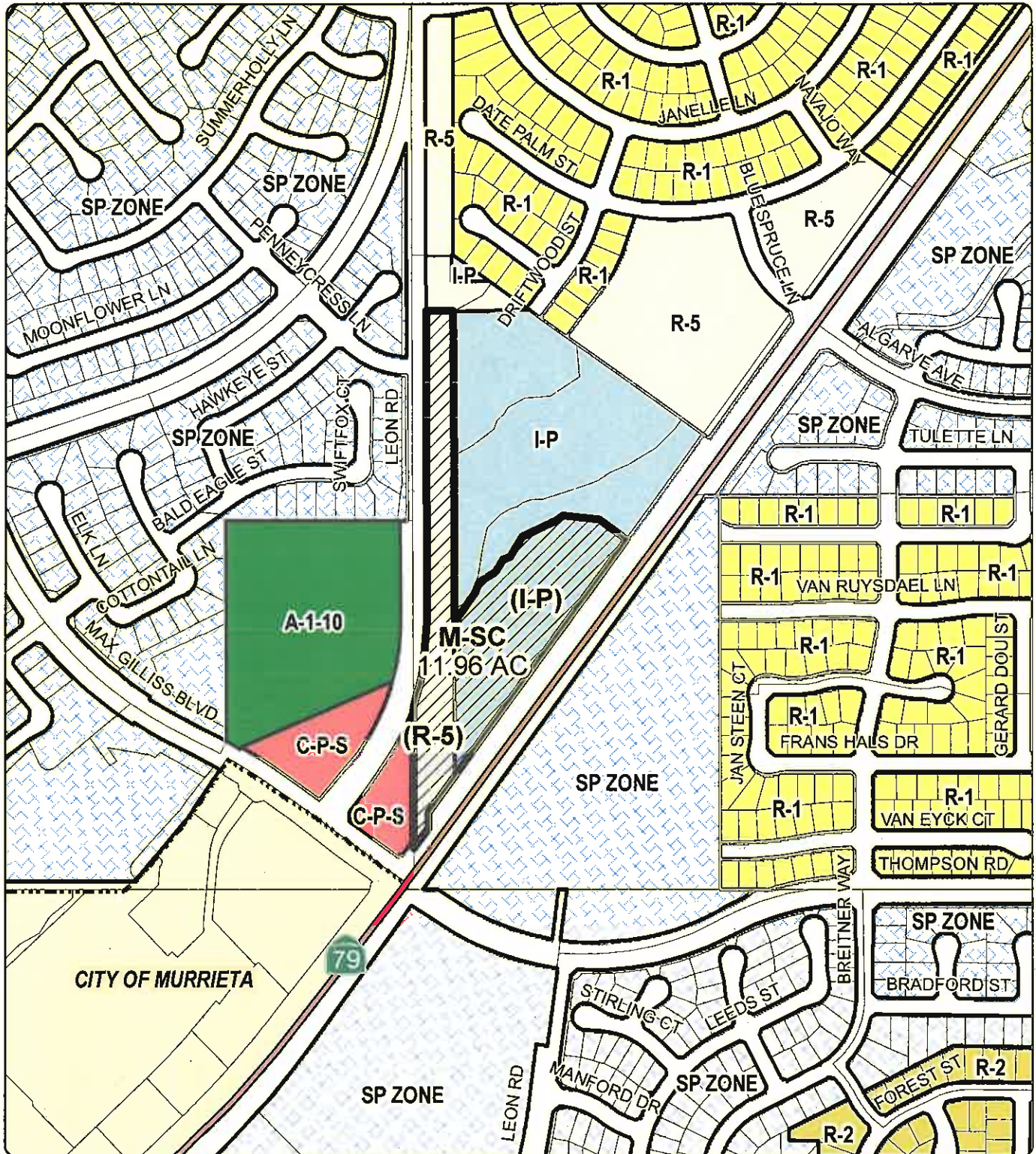
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07180 PM33750 PP20682

Supervisor: Washington
District 3

Date Drawn: 02/14/2017
Exhibit 3

PROPOSED ZONING



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.rctiema.org>

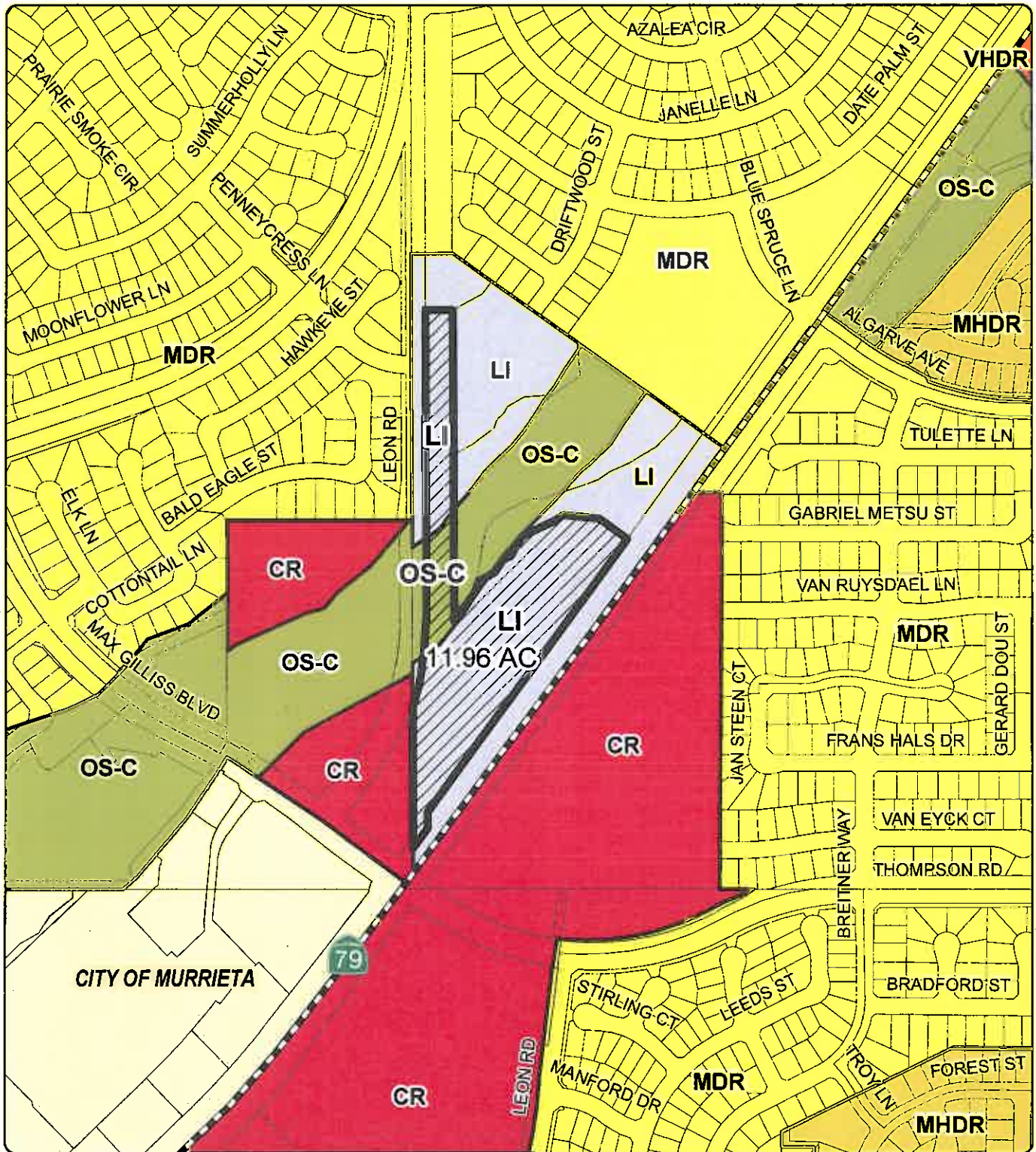
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07180 PM33750 PP20682

Supervisor: Washington
District 3

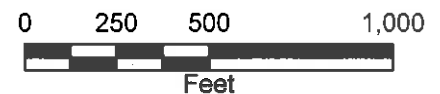
EXISTING GENERAL PLAN

Date Drawn: 02/14/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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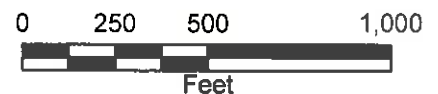
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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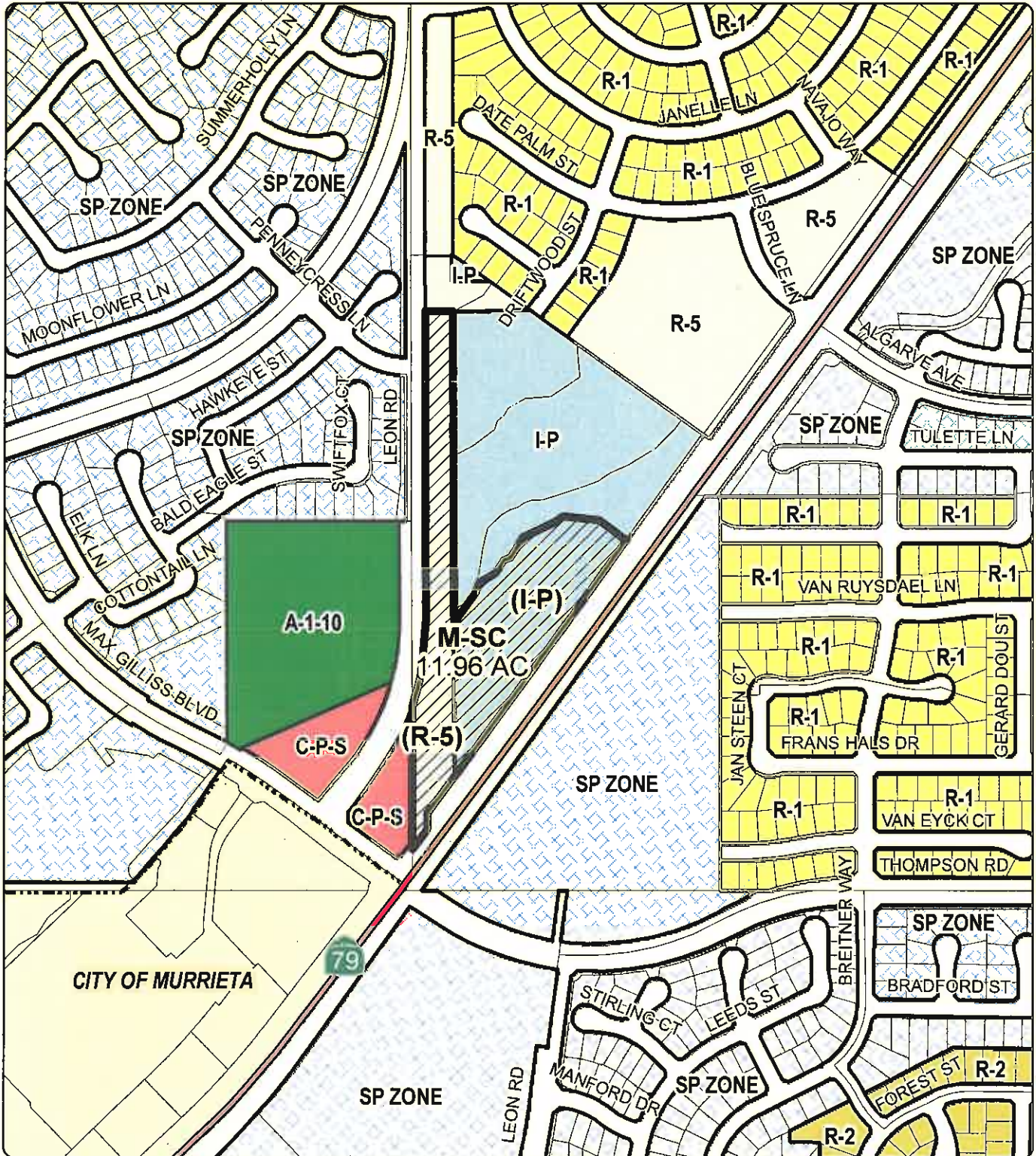
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Supervisor: Washington
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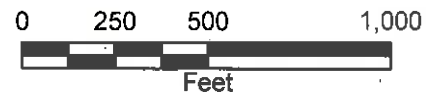
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Exhibit 3

PROPOSED ZONING

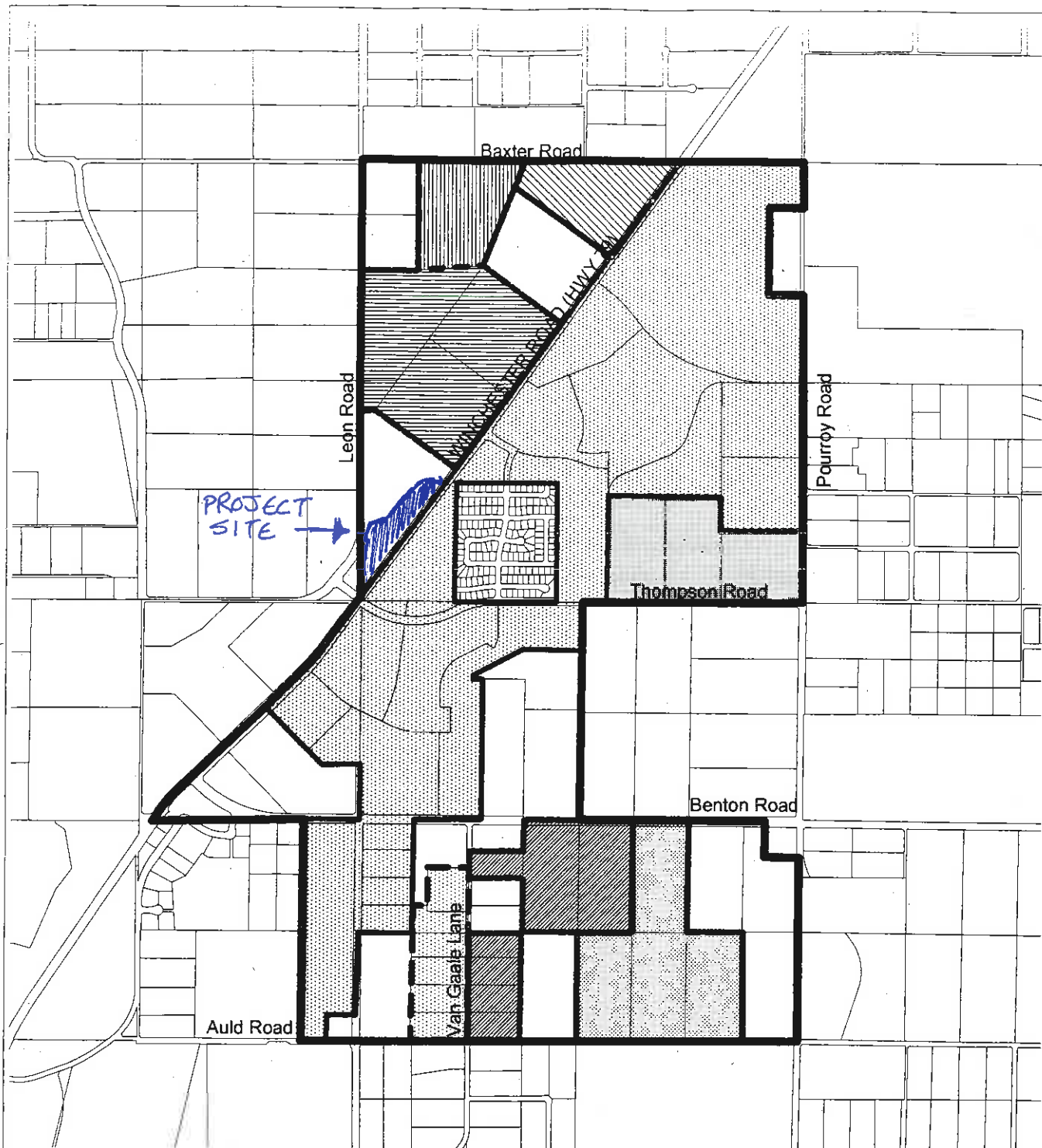


Zoning Area: Rancho California

Author: Vinnie Nguyen



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ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

LEGEND

- Dutch Village Specific Plan Boundary
- Amendment No. 4
- Amendment Nos. 5 & 9
- Amendment No. 6
- Amendment No. 7
- Amendment No. 8
- Amendment No. 9
- Amendment No. 10
- Quinta do Lago Specific Plan (SP 284)

Figure 6

**Specific Plan Amendments
 (Through Amendment No. 10)**
 Dutch Village Specific Plan

OVERALL UNIT AREA TABULATION				
SIDE OF	SQ. FT.	NO. OF	SQ. FT.	TOTAL
5' X 10'	50	18	900	900
10' X 10'	100	82	8,200	8,200
10' X 15'	150	6	900	900
10' X 20'	200	6	1,200	1,200
10' X 25'	250	5	1,250	1,250
10' X 30'	300	1	3,000	3,000
10' X 35'	350	1	3,500	3,500
10' X 40'	400	1	4,000	4,000
10' X 45'	450	1	4,500	4,500
10' X 50'	500	1	5,000	5,000
10' X 55'	550	1	5,500	5,500
10' X 60'	600	1	6,000	6,000
10' X 65'	650	1	6,500	6,500
10' X 70'	700	1	7,000	7,000
10' X 75'	750	1	7,500	7,500
10' X 80'	800	1	8,000	8,000
10' X 85'	850	1	8,500	8,500
10' X 90'	900	1	9,000	9,000
10' X 95'	950	1	9,500	9,500
10' X 100'	1,000	1	10,000	10,000
10' X 105'	1,050	1	10,500	10,500
10' X 110'	1,100	1	11,000	11,000
10' X 115'	1,150	1	11,500	11,500
10' X 120'	1,200	1	12,000	12,000
10' X 125'	1,250	1	12,500	12,500
10' X 130'	1,300	1	13,000	13,000
10' X 135'	1,350	1	13,500	13,500
10' X 140'	1,400	1	14,000	14,000
10' X 145'	1,450	1	14,500	14,500
10' X 150'	1,500	1	15,000	15,000
10' X 155'	1,550	1	15,500	15,500
10' X 160'	1,600	1	16,000	16,000
10' X 165'	1,650	1	16,500	16,500
10' X 170'	1,700	1	17,000	17,000
10' X 175'	1,750	1	17,500	17,500
10' X 180'	1,800	1	18,000	18,000
10' X 185'	1,850	1	18,500	18,500
10' X 190'	1,900	1	19,000	19,000
10' X 195'	1,950	1	19,500	19,500
10' X 200'	2,000	1	20,000	20,000
10' X 205'	2,050	1	20,500	20,500
10' X 210'	2,100	1	21,000	21,000
10' X 215'	2,150	1	21,500	21,500
10' X 220'	2,200	1	22,000	22,000
10' X 225'	2,250	1	22,500	22,500
10' X 230'	2,300	1	23,000	23,000
10' X 235'	2,350	1	23,500	23,500
10' X 240'	2,400	1	24,000	24,000
10' X 245'	2,450	1	24,500	24,500
10' X 250'	2,500	1	25,000	25,000
10' X 255'	2,550	1	25,500	25,500
10' X 260'	2,600	1	26,000	26,000
10' X 265'	2,650	1	26,500	26,500
10' X 270'	2,700	1	27,000	27,000
10' X 275'	2,750	1	27,500	27,500
10' X 280'	2,800	1	28,000	28,000
10' X 285'	2,850	1	28,500	28,500
10' X 290'	2,900	1	29,000	29,000
10' X 295'	2,950	1	29,500	29,500
10' X 300'	3,000	1	30,000	30,000
10' X 305'	3,050	1	30,500	30,500
10' X 310'	3,100	1	31,000	31,000
10' X 315'	3,150	1	31,500	31,500
10' X 320'	3,200	1	32,000	32,000
10' X 325'	3,250	1	32,500	32,500
10' X 330'	3,300	1	33,000	33,000
10' X 335'	3,350	1	33,500	33,500
10' X 340'	3,400	1	34,000	34,000
10' X 345'	3,450	1	34,500	34,500
10' X 350'	3,500	1	35,000	35,000
10' X 355'	3,550	1	35,500	35,500
10' X 360'	3,600	1	36,000	36,000
10' X 365'	3,650	1	36,500	36,500
10' X 370'	3,700	1	37,000	37,000
10' X 375'	3,750	1	37,500	37,500
10' X 380'	3,800	1	38,000	38,000
10' X 385'	3,850	1	38,500	38,500
10' X 390'	3,900	1	39,000	39,000
10' X 395'	3,950	1	39,500	39,500
10' X 400'	4,000	1	40,000	40,000
10' X 405'	4,050	1	40,500	40,500
10' X 410'	4,100	1	41,000	41,000
10' X 415'	4,150	1	41,500	41,500
10' X 420'	4,200	1	42,000	42,000
10' X 425'	4,250	1	42,500	42,500
10' X 430'	4,300	1	43,000	43,000
10' X 435'	4,350	1	43,500	43,500
10' X 440'	4,400	1	44,000	44,000
10' X 445'	4,450	1	44,500	44,500
10' X 450'	4,500	1	45,000	45,000
10' X 455'	4,550	1	45,500	45,500
10' X 460'	4,600	1	46,000	46,000
10' X 465'	4,650	1	46,500	46,500
10' X 470'	4,700	1	47,000	47,000
10' X 475'	4,750	1	47,500	47,500
10' X 480'	4,800	1	48,000	48,000
10' X 485'	4,850	1	48,500	48,500
10' X 490'	4,900	1	49,000	49,000
10' X 495'	4,950	1	49,500	49,500
10' X 500'	5,000	1	50,000	50,000
10' X 505'	5,050	1	50,500	50,500
10' X 510'	5,100	1	51,000	51,000
10' X 515'	5,150	1	51,500	51,500
10' X 520'	5,200	1	52,000	52,000
10' X 525'	5,250	1	52,500	52,500
10' X 530'	5,300	1	53,000	53,000
10' X 535'	5,350	1	53,500	53,500
10' X 540'	5,400	1	54,000	54,000
10' X 545'	5,450	1	54,500	54,500
10' X 550'	5,500	1	55,000	55,000
10' X 555'	5,550	1	55,500	55,500
10' X 560'	5,600	1	56,000	56,000
10' X 565'	5,650	1	56,500	56,500
10' X 570'	5,700	1	57,000	57,000
10' X 575'	5,750	1	57,500	57,500
10' X 580'	5,800	1	58,000	58,000
10' X 585'	5,850	1	58,500	58,500
10' X 590'	5,900	1	59,000	59,000
10' X 595'	5,950	1	59,500	59,500
10' X 600'	6,000	1	60,000	60,000
10' X 605'	6,050	1	60,500	60,500
10' X 610'	6,100	1	61,000	61,000
10' X 615'	6,150	1	61,500	61,500
10' X 620'	6,200	1	62,000	62,000
10' X 625'	6,250	1	62,500	62,500
10' X 630'	6,300	1	63,000	63,000
10' X 635'	6,350	1	63,500	63,500
10' X 640'	6,400	1	64,000	64,000
10' X 645'	6,450	1	64,500	64,500
10' X 650'	6,500	1	65,000	65,000
10' X 655'	6,550	1	65,500	65,500
10' X 660'	6,600	1	66,000	66,000
10' X 665'	6,650	1	66,500	66,500
10' X 670'	6,700	1	67,000	67,000
10' X 675'	6,750	1	67,500	67,500
10' X 680'	6,800	1	68,000	68,000
10' X 685'	6,850	1	68,500	68,500
10' X 690'	6,900	1	69,000	69,000
10' X 695'	6,950	1	69,500	69,500
10' X 700'	7,000	1	70,000	70,000
10' X 705'	7,050	1	70,500	70,500
10' X 710'	7,100	1	71,000	71,000
10' X 715'	7,150	1	71,500	71,500
10' X 720'	7,200	1	72,000	72,000
10' X 725'	7,250	1	72,500	72,500
10' X 730'	7,300	1	73,000	73,000
10' X 735'	7,350	1	73,500	73,500
10' X 740'	7,400	1	74,000	74,000
10' X 745'	7,450	1	74,500	74,500
10' X 750'	7,500	1	75,000	75,000
10' X 755'	7,550	1	75,500	75,500
10' X 760'	7,600	1	76,000	76,000
10' X 765'	7,650	1	76,500	76,500
10' X 770'	7,700	1	77,000	77,000
10' X 775'	7,750	1	77,500	77,500
10' X 780'	7,800	1	78,000	78,000
10' X 785'	7,850	1	78,500	78,500
10' X 790'	7,900	1	79,000	79,000
10' X 795'	7,950	1	79,500	79,500
10' X 800'	8,000	1	80,000	80,000
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10' X 835'	8,350	1	83,500	83,500
10' X 840'	8,400	1	84,000	84,000
10' X 845'	8,450	1	84,500	84,500
10' X 850'	8,500	1	85,000	85,000
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10' X 860'	8,600	1	86,000	86,000
10' X 865'	8,650	1	86,500	86,500
10' X 870'	8,700	1	87,000	87,000
10' X 875'	8,750	1	87,500	87,500
10' X 880'	8,800	1	88,000	88,000
10' X 885'	8,850	1	88,500	88,500
10' X 890'	8,900	1	89,000	89,000
10' X 895'	8,950	1	89,500	89,500
10' X 900'	9,000	1	90,000	90,000
10' X 905'	9,050	1	90,500	90,500
10' X 910'	9,100	1	91,000	91,000
10' X 915'	9,150	1	91,500	91,500
10' X 920'	9,200	1	92,000	92,000
10' X 925'	9,250	1	92,500	92,500
10' X 930'	9,300	1	93,000	93,000
10' X 935'	9,350	1	93,500	93,500
10' X 940'	9,400	1	94,000	94,000
10' X 945'	9,450	1	94,500	94,500
10' X 950'	9,500	1	95,000	95,000
10' X 955'	9,550	1	95,500	95,500
10' X 960'	9,600	1	96,000	96,000
10' X 965'	9,650	1	96,500	96,500
10' X 970'	9,700	1	97,000	97,000
10' X 975'	9,750	1	97,500	97,500
10' X 980'	9,800	1	98,000	98,000
10' X 985'	9,850	1	98,500	98,500
10' X 990'	9,900	1	99,000	99,000
10' X 995'	9,950	1	99,500	99,500
10' X 1000'	10,000	1	100,000	100,000
10' X 1005'	10,050	1	100,500	100,500
10' X 1010'	10,100	1	101,000	101,000
10' X 1015'	10,150	1	101,500	101,500
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10' X 1030'	10,300	1	103,000	103,000
10' X 1035'	10,350	1	103,500	103,500
10' X 1040'	10,400	1	104,000	104,000
10' X 1045'	10,450	1	104,500	104,500
10' X 1050'	10,500	1	105,000	105,000
10' X 1055'	10,550	1	105,500	105,500
10' X 1060'	10,600	1	106,000	106,000
10' X 1065'	10,650	1	106,500	106,500
10' X 1070'	10,700	1	107,000	107,000
10' X 1075'	10,750	1	107,500	107,500
10' X 1080'	10,800	1	1	



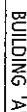
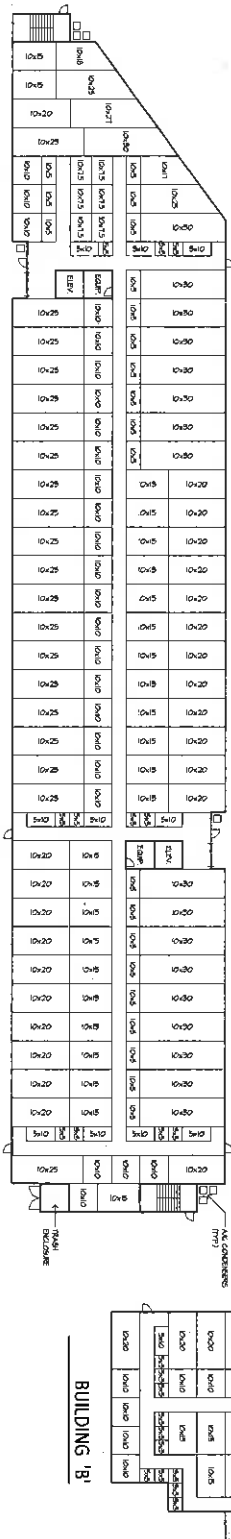
WINCHESTER ROAD ELEVATION CAR WASH



WINCHESTER ROAD ELEVATION OFFICE APARTMENT/ BUILDING A

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

STREET ELEVATIONS
1/4" = 1' - 0"
1/8" = 1' - 0"

[illegible]

VALLI
ARCHITECTURAL
GROUP

2085 E. 82nd Ave. #213 PH: 949/349-1777
MISSION Viejo, CA 92031 e-mail: info@valligroup.com

NORTH



OVERALL UNIT MIX TABULATION				
SITE OF UNIT	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	
CC 5 X 5	25	32	800	
CC 5 X 10	50	18	900	
CC 10 X 5	50	52	2,600	
CC 10 X 7.5	75	6	450	
CC 10 X 10	100	39	3,900	
CC 10 X 12	120	2	240	
CC 10 X 13	130	1	130	
CC 10 X 15	150	54	8,100	
CC 10 X 17	170	1	170	
CC 10 X 18	180	1	180	
CC 10 X 20	200	51	10,200	
CC 10 X 25	250	58	14,500	
CC 10 X 30	300	1	3,000	
CC 10 X 32	320	1	3,200	
TOTALS		289	50,160	
AVERAGE UNIT SIZE			171.66	
GROSS BUILDING AREA			114,793	
EFFICIENCY			79.08	

SECOND FLOOR - UNIT MIX TABULATION				
SITE OF UNIT	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	
CC 4 X 10	40	1	40	
CC 5 X 5	25	77	1,925	
CC 5 X 6	30	12	360	
CC 5 X 10	50	89	4,450	
CC 6 X 10	60	1	60	
CC 8 X 10	80	1	80	
CC 10 X 5	50	54	2,700	
CC 10 X 7.5	75	9	675	
CC 10 X 10	100	109	10,900	
CC 10 X 15	150	38	5,700	
CC 10 X 20	200	15	3,000	
CC 10 X 22	220	1	220	
TOTALS		279	35,200	
AVERAGE UNIT SIZE			126.17	
GROSS BUILDING AREA			74,531	
EFFICIENCY			72.03	

BUILDING 'C'

1st FLOOR

BUILDING 'D'

BUILDING 'B'

1st FLOOR

BUILDING 'A'

APARTMENT

FRENCH VALLEY SELF STORAGE AND CAR WASH

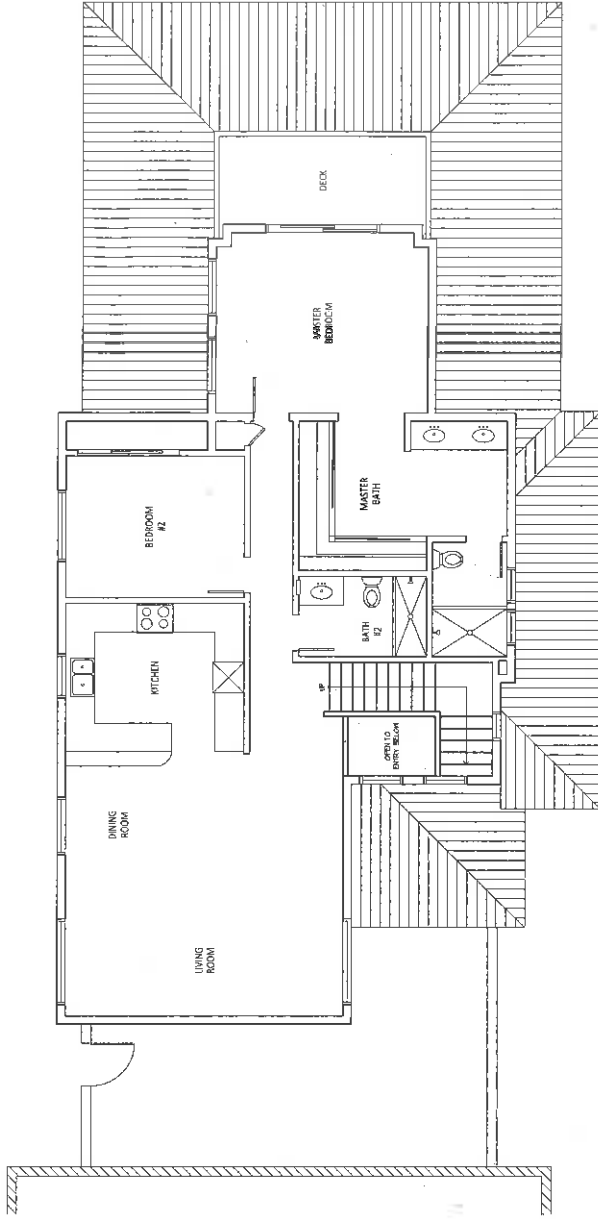
2nd FLOOR UNIT MIX PLANS

SCALE: 1" = 20'-0"

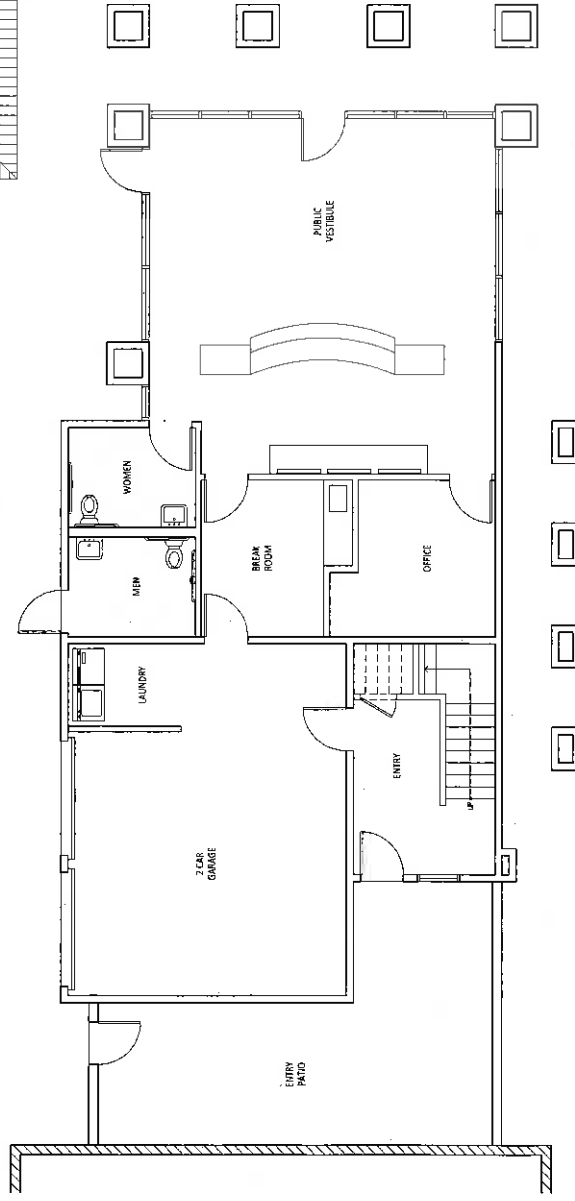
07.05.16

12.3.20





APARTMENT 2nd FLOOR

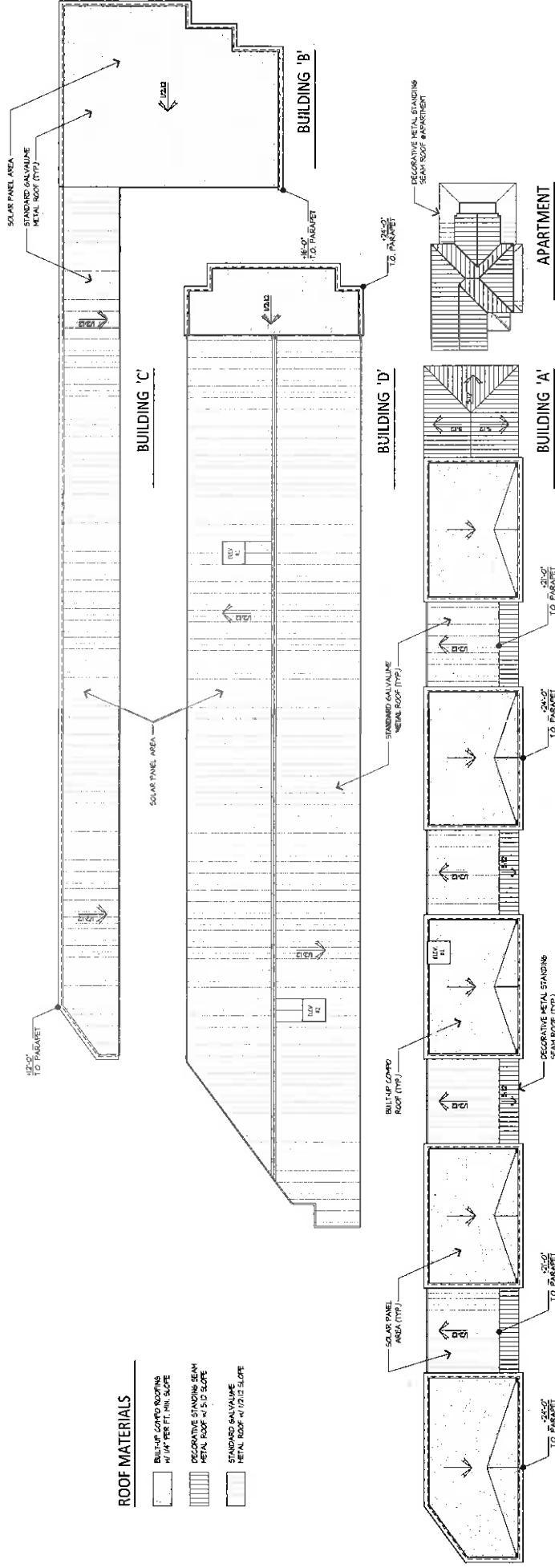


OFFICE 1st FLOOR

FRENCH VALLEY SELF STORAGE AND CAR WASH OFFICE/ APARTMENT FLOOR PLANS
RIVERSIDE COUNTY, CA

SCALE: 1/8" = 1'-0"
04.20.16
15.20





FRENCH VALLEY SELF STORAGE AND CAR WASH STORAGE BUILDING ROOF PLANS

RIVERSIDE COUNTY, CA

SCALE: 1" = 20'-0"

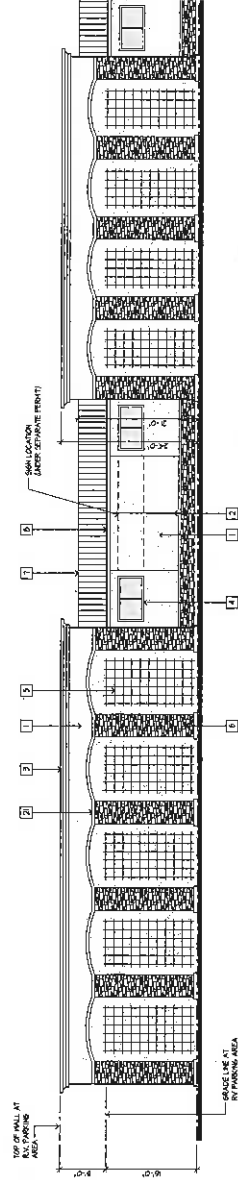
04.20.16



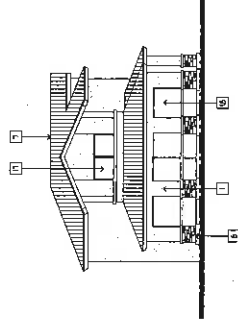
VALLI
ARCHITECTURAL
GROUP
18650 JENSEN RD., SUITE 100 PH: 951-249-1777
RIVERSIDE, CA 92504 EMAIL: info@valligroup.com

ELEVATION KEYNOTES

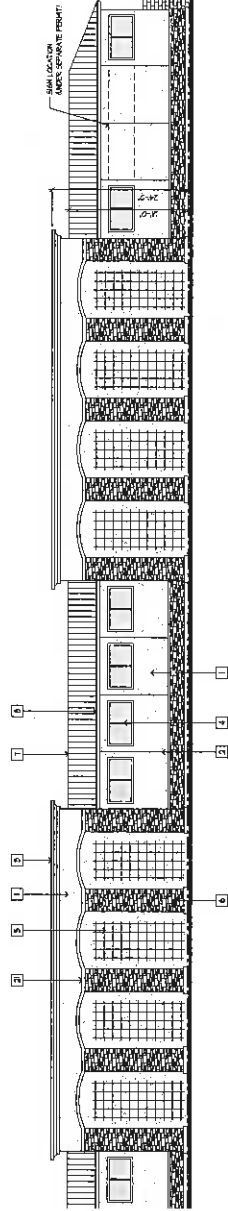
1. STUCCO FINISH
2. STUCCO SCORE JOINT
3. STUCCO FINISH WITH STUCCO FINISH
4. SPANISH GLASS WINDOW
5. METAL VINE TRELLIS
6. LEDGERSTONE VENEER
7. SPANISH GLASS WINDOW
8. PAINTED WOOD BARGE BOARD
9. PAINTED WOOD BARGE BOARD
10. CHU WALL WITH ELASTOMERIC PAINT FINISH
11. METAL DOWNPOUTS
12. METAL DOWNPOUTS
13. METAL DOWNPOUTS
14. METAL DOWNPOUTS
15. STAINLESS STEEL DOOR
16. STAINLESS STEEL DOOR
17. STAINLESS STEEL DOOR
18. STAINLESS STEEL DOOR
19. STAINLESS STEEL DOOR
20. STAINLESS STEEL DOOR
21. STAINLESS STEEL DOOR



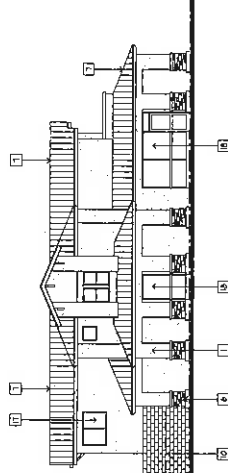
EAST ELEVATION (SOUTH END) BUILDING 'A'
(CONTINUED)



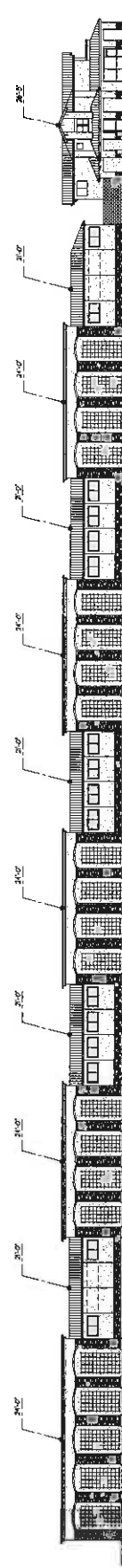
NORTH ELEVATION OFFICE / APARTMENT



EAST ELEVATION (NORTH END) BUILDING 'A'



EAST ELEVATION OFFICE / APARTMENT



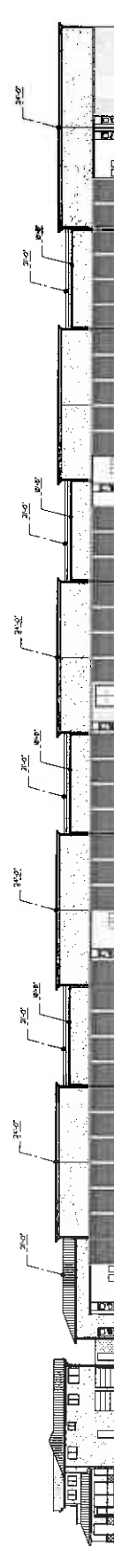
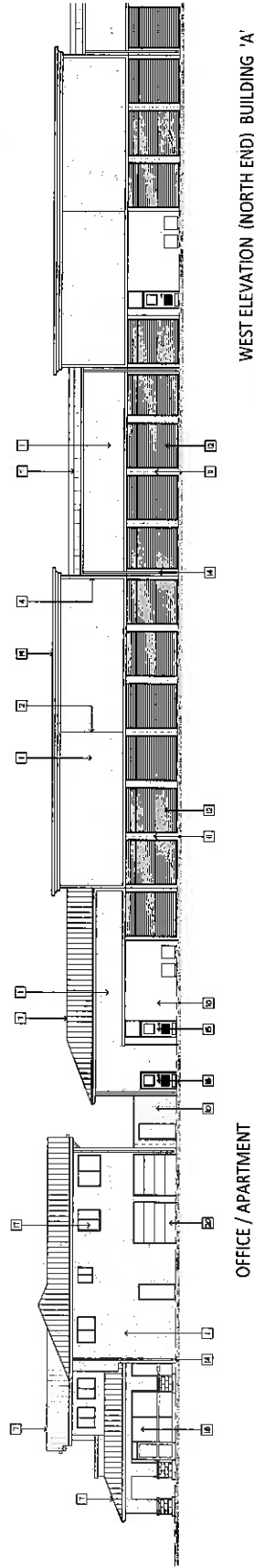
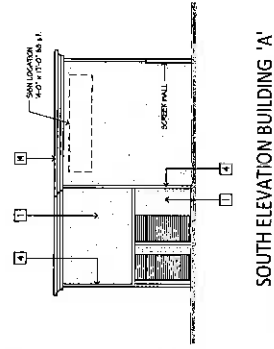
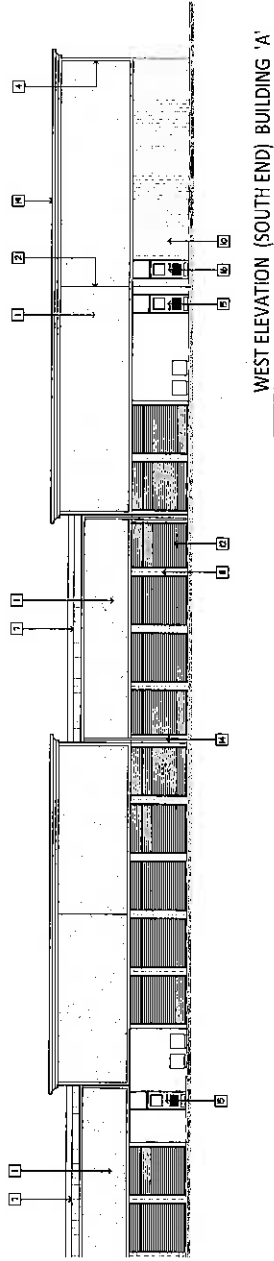
BUILDING 'A' / OFFICE / APARTMENT OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

ELEVATIONS

07.28.16
1:1,320

SCALE: 1" = 16'-0"



BUILDING 'A' / OFFICE / APARTMENT OVERALL WEST ELEVATION

SCALE 1" = 32'-0"

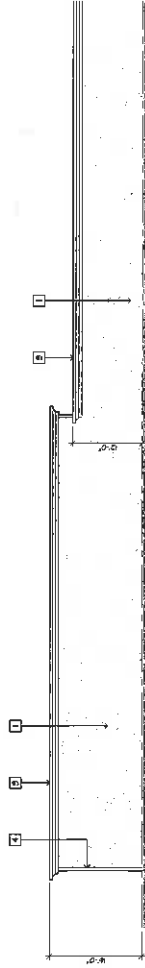
NOTE:
SEE SHEET 7 FOR ELEVATION KEYNOTES

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

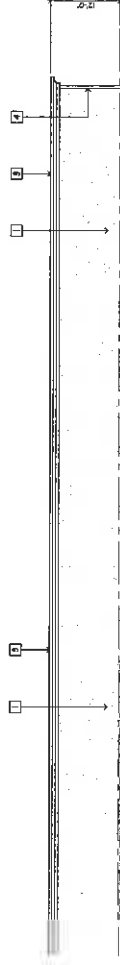
ELEVATIONS

03.07.18

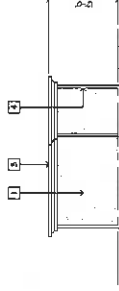
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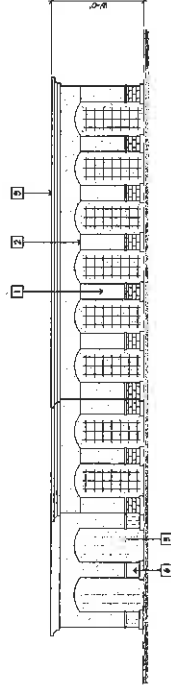
BUILDING 'B' WEST ELEVATION
(CONTINUED)



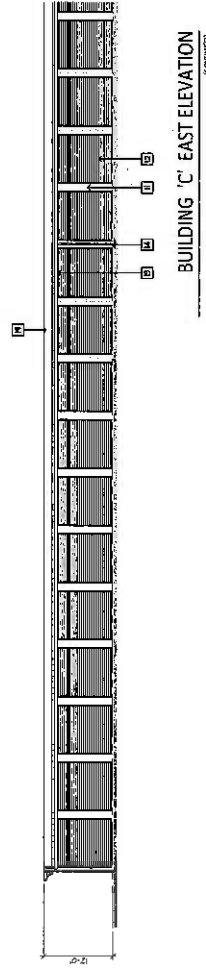
BUILDING 'C' WEST ELEVATION



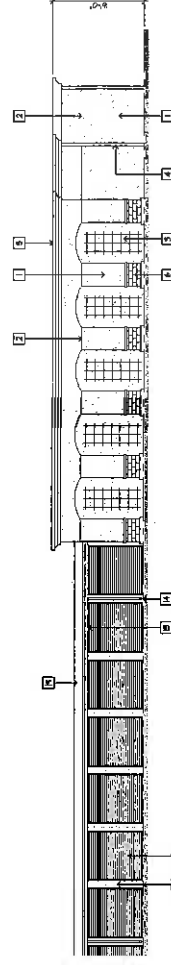
BUILDING 'C' SOUTH ELEVATION



BUILDING 'B' NORTH ELEVATION



BUILDING 'C' EAST ELEVATION
(CONTINUED)



BUILDING 'B' EAST ELEVATION

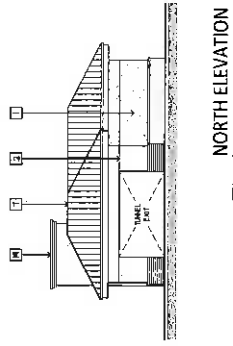
NOTES:
 SEE SHEET 7 FOR ELEVATION KEYNOTES

FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

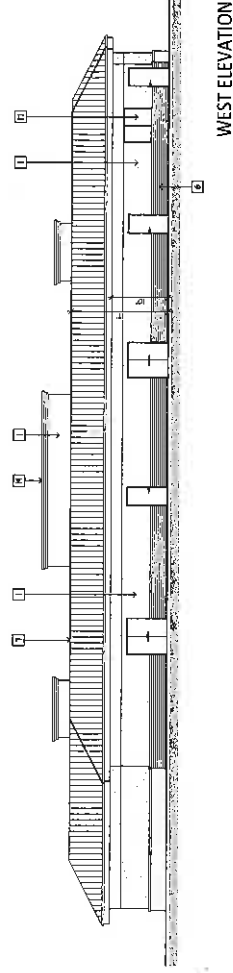
ELEVATIONS

03.07.16
 1:320

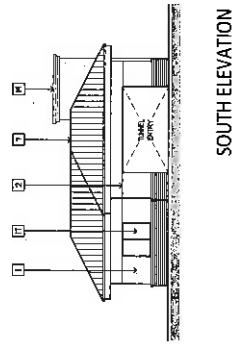
SCALE: 1" = 32'-0"



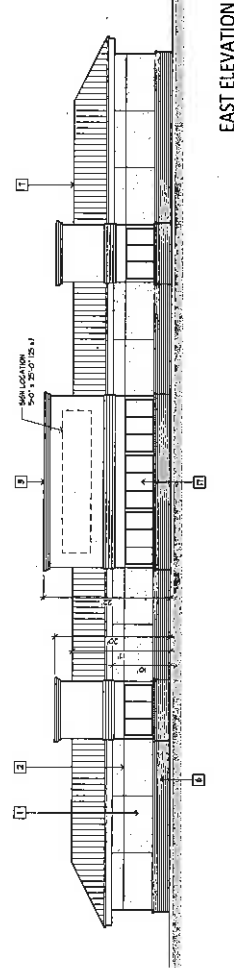
NORTH ELEVATION



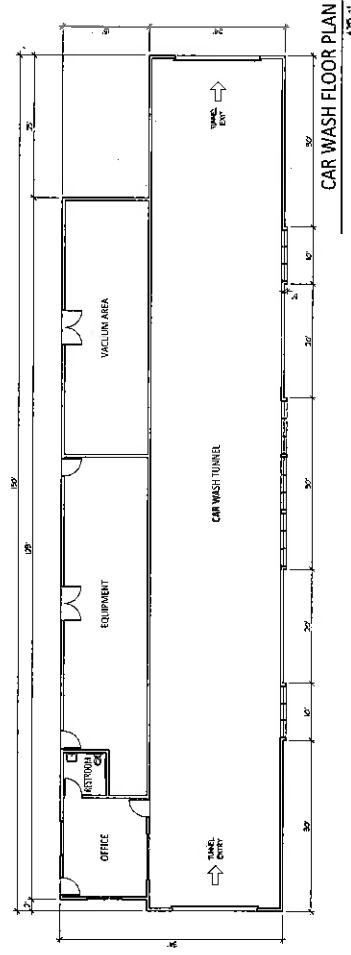
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



CAR WASH FLOOR PLAN

[illegible]



MITIGATED NEGATIVE DECLARATION



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40245
Project Case Type (s) and Number(s): PM33750, PP20682
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Eric Palmer
Applicant's Address: 4700 Country Club Road, Suite 342

I. PROJECT INFORMATION

- A. Project Description:** The Plot Plan propose to establish a mini warehouse facility on 5.18 gross acres, a car wash on 1.66 gross acres and designate the remaining 5.84 gross acres as open space. The mini warehouse includes a 3,128 sq. ft. office and caretakers apartment, approximately 120,000 sq.ft. of storage buildings; and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a schedule "E" subdivision into 4 parcels, one parcel for the self-storage and RV parking, one parcel for the car wash and two lots for open space. The Change of Zone No. 7810 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC).

The hours of operation for the mini warehouse will be 7am to 7pm Monday through Friday, and 9am to 5pm Saturday and Sunday. It will employ 2-3 persons. It will be primarily climate controlled, there will be no roof mounted equipment, ground mounted equipment will be utilized. The car wash hours of operation will be 8 am to 8pm daily. It will employ 4 people.

- B. Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

- C. Total Project Area:** 11.96 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Manufacturing/Service	Lots:	Sq. Ft. of Bldg. Area: 126,836	Est. No. of Employees: 7
Commercial Acres: 6.65			
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Open Space: 5.23			
Public R.O.W. 0.08 acres			

- D. Assessor's Parcel No(s):** 480-170-014

Street References: The property is located along the west side of Winchester Road, northerly of its intersection with max Gillis Boulevard, and easterly of the alignment of Leon Road southwesterly of Penny Cress Lane, in the unincorporated Riverside County community of French Valley.

- E. Section, Township & Range Description or reference/attach a Legal Description:**
Township 6 South Range 2 West

- F. Brief description of the existing environmental setting of the project site and its surroundings:** The Project site is currently vacant and is relatively flat. Existing land uses in the vicinity include single-family homes; there are several vacant properties immediately

adjacent to the Project site. Additionally, Warm Springs Creek runs through the MSHCP Conservation Area immediately adjacent to the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan of the Riverside County General Plan. The Project site is within the Dutch Village Specific Plan (SP No. 106) within Planning area 18a. The Dutch Village Specific Plan designates the property as Industrial and Open Space. The Industrial designation of the Dutch Village Specific Plan (SP No. 160), due to its age does not have a FAR range. However the current Riverside County General Plan Designation that is most similar is Community Development: Light Industrial (CD:LI) and that has the building density of 0.25 to 0.60 FAR. With the current FAR of 0.35, the proposed Project fits within that range.
2. **Circulation:** The Project has adequate circulation the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A portion of the subject property is located within the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area. However, the proposed Project will not disturb the conservation area. Additional open space area is being proposed for the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future uses of the Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies.
6. **Housing:** The Project is not proposing and residential homes. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development and Open Space

D. Land Use Designation(s): Dutch Village Specific Plan (SP No. 106) Industrial and Open Space.

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area
2. **Foundation Component(s):** Community Development and Open Space
3. **Land Use Designation(s):** Dutch Village Specific Plan (SP No. 106), Industrial, Open Space.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Dutch Village Specific Plan; No. 106
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Industrial Park (I-P);

J. **Proposed Zoning, if any:** Manufacturing Service Commercial (M-SC)

K. **Adjacent and Surrounding Zoning:** Industrial Park (I-P) to the north, SP zone to the east, west and south. Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-10) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

2/23/17
Date

Brett Dawson
Printed Name

For Juan C. Perez, Interim Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is I-215 located approximately 3.09 miles west of the Project site. Views of the Project site from I-215 are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists 11.96 acres of undeveloped, disturbed land. Under current conditions, the Project site is relatively flat and is regularly maintained to prevent overgrowth of vegetation. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character to existing commercial uses located along Highway 79. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

The Project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings and unique or landmark features. The Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Additionally, the MSHCP Conservation Area located on a portion of the subject property will not be disturbed. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐☐☒☐

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 22.20 miles northwest of the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐☐☒☐

b) Expose residential property to unacceptable light levels?

☐☐☒☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) New lighting sources will be created. There may be additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in a new source of light and glare from the addition of parking lot lighting as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. The Project site is located within Zone C of the French Valley Airport Comprehensive Land Use Plan (CLUP). No sources of light and glare will be permitted to conflict with the requirements of the CLUP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section V.2.a, above. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No mitigation will be required.

b) The Project is distanced by the nearest Residences by an Open Space area. 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. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☐ ☒

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Farmland of Local Importance". Areas surrounding the Project site are designated as "Farmland of Local Importance," "Urban-Built Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately .85 miles southwest of the Project site. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately 1.63 miles southeast of the Project site, southerly of the intersection of Allen Road and Leon Road. However, the proposed Project has no potential to conflict with any Williamson Act Contract lands, and impacts would be less than significant.

The Project site is not located within a Williamson Act contract.

d) Implementation of the proposed Project would replace the site's vacant land with a commercial development. The project has no potential to result in any other direct or indirect impacts to Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed Project would not involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

AIR QUALITY Would the project

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 under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: SCAQMD CEQA Air Quality Handbook.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with a mini warehouse and car wash on a property currently designated by Riverside County as Dutch Village Specific Plan (SP No. 106) within. The proposed project has an operational traffic trip generation rate that is equal that of the development of uses permitted by the Dutch Village Specific Plan (SP No. 106). Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property's Industrial Designation within the Dutch Village Specific Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VOC	75 lbs/day	75 lbs/day		
PM ₁₀	150 lbs/day	150 lbs/day		
PM _{2.5}	55 lbs/day	55 lbs/day		
SO _x	150 lbs/day	150 lbs/day		
CO	550 lbs/day	550 lbs/day		
Lead (AQMD)	3 lbs/day	3 lbs/day		

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Susan La Vorna Elementary School located at 31777 Algarve Ave, Winchester, CA 92596 at approximately .65 miles northeast of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☒ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan, HANS Case 652, Joint Project Review 07-08-25-01 (September 4, 2007)

Findings of Fact:

a) Less than Significant Impact.

The project site (APN 480-170-012) is located within the Western Riverside Multiple Species Habitat Conservation Plan Southwest Area Plan. The project site is located within Criteria Cell 5575 and therefore went through the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process (HANS 652).

The project completed Joint Project Review on September 4, 2007 (JPR 07-08-25-01). The Regional Conservation Authority (RCA) found that the project was inconsistent with the MSHCP related to Reserve Assembly. The reasoning for this inconsistency determination by the RCA was based on the project's location as it contributes to Proposed Constrained Linkage 18 (PCL 18) and that the 6.07 acres of proposed conservation were not adequate to meet the Conservation Goals set forth in the MSHCP. On October 10, 2007, Riverside County, RCA, and the project applicants met to discuss the inconsistency findings of the JPR and to come to a compromise in order to better meet the Reserve Assembly requirements of the MSHCP. The RCA requested that the Conservation footprint on the project site be extended to match the Conservation footprint of the adjacent property already in Conservation to the northeast of the site. On April 13, 2008, Riverside County, RCA, and the applicants met again to discuss the Conservation requirements for the project. On September 30, 2009, the RCA received the Revised Final HANS Exhibit dated September 29, 2009. The Conservation acreage was increased from 6.07 acres (per the original JPR) to 7.04 acres. Understanding the site constraints, the requirements dictated by Flood Control for their access and maintenance requirements for the drainage feature itself, the RCA agreed that with the additional one acre of Conservation the project would be consistent with the MSHCP. The meet and confer process was closed for HANS 652/JPR.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Tom Dodson & Associates prepared a Biological Survey dated June 2006 and reported that riparian/riverine areas present on site associated with the drainage feature that traverses the site. As the described by the Tom Dodson & Associates report, the on-site drainage course "...exhibited evidence of long duration of saturation during the growing season....the site topography is conducive to a riverine hydrological regime." The project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. The project demonstrates compliance with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located in the Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Site surveys were conducted on March 14 and April 3, 2006 as part of HANS 652. Focused surveys for the NEPSSA plant species did not reveal presence of NEPS on the site. Additionally, the project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. The project demonstrates compliance with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. However, the proposed project will be subject to Urban/Wildlands Interface Guidelines (UWIG) in order to control the adverse effects for development adjacent to MSHCP Conservation Areas. The Riverside County Planning Department has conditioned the proposed project for grading plan inspections prior to grading permit issuance to ensure that no grading impacts will occur to the MSHCP Conservation Area. The Riverside County Planning Department has also conditioned the project for post grading inspection to ensure that nuisance runoff has not been directed into the conservation areas and to ensure that no grading has occurred in the conservation area. With adherence to the UWIG Guidelines, the project demonstrates compliance with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is also located in the Additional Survey Area for burrowing owl. The property was surveyed for suitable habitat for the burrowing owl on March 14 and April 3, 2006 by Tom Dodson and Associates. Although ground squirrels and their burrows were identified on site, they did not show signs of owl use such as pellets or whitewash, and therefore it was concluded there was no suitable habitat for burrowing owls. However, the Riverside County Planning Department has conditioned the project for a 30-day Burrowing Owl Pre-Construction Survey to be completed prior to grading permit issuance. The project demonstrates compliance with Section 6.3.2 of the MSHCP related to the Burrowing Owl surveys.

The project has demonstrated consistency with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) Tom Dodson & Associates prepared a Biological Survey dated June 2006. No endangered or threatened species were documented on the project site. The project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. No impacts to endangered or threatened species will occur.

c) The property was surveyed for suitable habitat for the burrowing owl on March 14 and April 3, 2006 by Tom Dodson and Associates. Although ground squirrels and their burrows were identified on site, they did not show signs of owl use such as pellets or whitewash, and therefore it was concluded there was no suitable habitat for burrowing owls. However, the Riverside County Planning Department has conditioned the project for a 30-day Burrowing Owl Pre-Construction Survey to be completed prior to grading permit issuance. Impacts to candidate, sensitive or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. However, the proposed project will be subject to Urban/Wildlands Interface Guidelines (UWIG) in order to control the adverse effects for development adjacent to MSHCP Conservation Areas.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). The Riverside County Planning Department has conditioned the proposed project for a pre-construction nesting bird survey prior to grading permit issuance. Impacts to nesting birds will be less than significant with adherence to Riverside County Conditions of Approval.

e-f) Tom Dodson & Associates prepared a Biological Survey dated June 2006 and reported that riparian/riverine areas present on site associated with the drainage feature that traverses the site. As the described by the Tom Dodson & Associates report, the on-site drainage course "...exhibited evidence of long duration of saturation during the growing season....the site topography is conducive to a riverine hydrological regime."

The project site contains 7.04 acres of MSHCP Conservation Area associated with Warm Springs Creek. The proposed project will not encroach into the 7.04-acre Conservation Area. The proposed project will have no impacts to riparian habitat or other sensitive natural community or federally protected wetlands. No impacts will occur.

g) There are no oak trees located on the proposed project site. Therefore, the project is not subject to any requirement under the Riverside County Oak Tree Management Guidelines. The proposed project will not conflict with any local policies or ordinances protecting biological resources. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials; White 2007; PDA04553 "Phase I Cultural Resources Assessment of a 26-acre parcel as shown on TTM33751 Located adjacent to Leon and Winchester Roads in French Valley, Unincorporated Riverside County".

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to historical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site.

- b) Based upon analysis of records and a survey of the property by Archaeological Associates, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; White 2007; PDA04553 "Phase I Cultural Resources Assessment of a 26-acre parcel as shown on TTM33751 Located adjacent to Leon and Winchester Roads in French Valley, Unincorporated Riverside County".

Findings of Fact:

- a. Based upon analysis of records and an archaeological study of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. An archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources that might contain interred human remains. Therefore, there will be no impacts in this regard.

- d) Based on an analysis of records including a Sacred Lands File Search conducted by the Native American Heritage Commission with negative results, and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified and there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring will be required.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or

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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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Source: Tribal Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. Consultations were requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians deferred to bands closer to the project, there was no response from the Pechanga Band of Mission Indians, Cahuilla Band of Indians, Morongo Band of Mission Indians or the Colorado River Indian Tribes.

Consultation was conducted with Soboba on April 25, 2016. At this meeting the Tribe asked for a copy of the cultural report and this was supplied on April 26, 2016. On June 14, 2016 the conditions of approval were sent to Soboba and on June 21, 2016 consultation was formally concluded.

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

Monitoring: No monitoring is required.

11. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils) at or below a depth of 4 feet. The proposed project site/earth moving activities at a depth of 4 feet or below could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior the issuance of grading permits, a Paleontological Resources Impact Mitigation program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60. PLANNING.21) A copy of the paleontological Monitoring Report prepared for the site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

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

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. The closest active faults are the Elsinore-Temecula Fault (7.4 miles away), the Elsinore-Glen Ivy Fault (13.8 miles away), and the San Jacinto-San Jacinto Valley and San Jacinto-Anza Faults (15.0 miles away) from the site (LGC, 2016b). Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with the California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Findings of Fact: Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a "very low," "low," and "moderate" liquefaction susceptibility. Additionally, the project geologist/geotechnical engineer concluded that "based on laboratory testing and field exploration, the alluvial materials underlying the site are not potentially liquefiable, due to their dense cohesive nature" (LGC, 2016a) To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Findings of Fact: Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. Potential impacts from groundshaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. 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?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown on County of Riverside General Plan, Southwest Area Plan Figure 14, *Southwest Area Plan Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rockfalls. Accordingly, the proposed Project would not 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. Thus, impacts are less than significant and no mitigation is required. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. 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?

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Findings of Fact: The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. In addition, the project geologist concluded that "in consideration of the anticipated grading, recommended overexcavations, proposed structures and improvements and subsurface material types and their conditions, unfavorable ground subsidence is not anticipated."

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 29.3 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 2.68 miles west of Skinner Reservoir and within a high dam hazard zone, as illustrated by the Riverside County General Plan, Southeast Area Plan, Figure 10, *Southeast Area Plan Flood Hazards*. Additionally, Figure 10, *Southeast Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

Findings of Fact:

a) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As shown in Project's grading exhibit, all proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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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?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, impacts would be less than significant and mitigation measures would not be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required beyond mandatory compliance with the BMP's specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Construction contractors shall ensure compliance with the BMP's specified in the site-specific WQMP. The Riverside County Building and Safety Department shall verify that the various BMP's have been adhered to during both construction and prior to final grading inspection.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Technical Memo "French Valley Self Storage and Car Wash Facility PM33750 Greenhouse Gas Assessment" by Entech Consulting Corp, June 20, 2016

Findings of Fact: a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO₂e per year, impacts will be less than significant.

**Table 2
Construction and Operational GHG Emissions and Impacts**

	CO ₂ e
Construction (amortized)	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Site Preparation		9.82		
Grading		12.01		
Building Construction		464.57		
Paving		20.53		
Architectural Coating		3.82		
Total Construction		510.75		
<i>Amortized Construction (MTCO2e)</i>		17.02		
Operation (MTCO2e)				
Area Source		0.01		
Energy Source		1,393.66		
Mobile Source		944.30		
Waste		25.65		
Water		13.94		
<i>Annual Operation (MTCO2e)</i>		2,377.56		
Construction and Operation GHG Emissions (MTCO2e)		2,394.58		
GHG Significance Threshold (MTCO2e)		3,000		
Significant?		No		
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>				

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO2e per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The nearest airport to the Project site is the French Valley Airport, which is located approximately 1.3 miles southwest of the Project site. The Project site is located within the airport land use plan covering French Valley Airport. Based on the French Valley Airport Land Use Compatibility Plan, the Project would be within the intensity criteria for Airport Compatibility Zone C. Therefore, there would be a less than significant impact.

c) As discussed in Threshold 23.a-b), the nearest public use airport is the French Valley Airport located approximately 1.3 miles southwest of the Project site. The 2007 French Valley Airport Land Use Compatibility Plan identifies the Project site within Compatibility Zone C. The proposed Project would be within the intensity criteria described in the Land Use Compatibility Plan. Therefore, there would be less than significant impact.

d) The Project site is located in the vicinity of the French Valley Airport, which is a public use airport. There is no private airstrip in the vicinity of the Project site. Therefore, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan, Southwest Area Plan, Figure 9, *Southwest Area Plan Wildfire Susceptibility*, the Project site is not located within a Wildfire Zone. According to Riverside County's "Map My County," the Project site is not located within a High Fire Area and the nearest high fire area is located approximately .4 miles northwest of the Project site. The Project vicinity is mostly composed of roads and developed properties, which do not pose a threat due to their developed nature. Warm Springs Creek is located in an undeveloped open space area immediately to the north of the Project site and does not pose a high wildfire risk due to the wetland characteristics of the drainage. Thus, the proposed Project would not expose people or structures to a significant risk of loss or death involving wildland fires, including where wildlands are adjacent to urbanized areas where residents are intermixed with wildlands. Accordingly, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/>

Findings of Fact:

a)The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project is conditioned to result in pre-development runoff rates. The proposed project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District, Building Department and The Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standard conditions of approval for the county of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant. No additional mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Minor flood control facilities are being proposed. There are four bioswales proposed to collect drainage on the site. These are conditioned to be designed and constructed to District standards. The bioswales will not substantially alter the drainage pattern of the site or area; whereby the impact is considered less than significant.

b)The typography of the site is a mild south to northerly slope. The site is subject to sheet flow runoff from a tributary drainage area of approximately 200 acres from the west. There are several bioinfiltration swells along the eastern property line. The street improvements along Winchester Avenue will offer some protection to the site from storm runoff. However, a storm of unusual magnitude may cause some damage.

The Transportation Department has processed the review and approval of the preliminary and final Water Quality Management Plan (WQMP) for this project. The Flood Control and Water Quality management District has also reviewed this project, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standard conditions of approval for the county of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant. No additional mitigation is required.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project currently draws from an existing 48 inch water line off of Old Leon Road, and the landscaping is using an existing 24 inch reclaimed water line for irrigation water. They will be using a 15 inch sewer line currently located within the existing Right of Way of Winchester Road. The Car wash tunnel contains floor drains and that water will run through a filter and be recycled and re used. Therefore, impacts are considered less than significant.

d) The project will not create or contribute runoff water. The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e-f)The project is primarily commercial uses, however it will include one caretaker's residential unit. The site is within the Special Flood Hazard Area for the 100-year flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/>

Awareness floodplains identify the 100-year flood hazard area using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe for maintenance. This setback must be outside the conservation area. The Riverside County Flood Control and Water Quality District has expressed an interest in maintaining the slope as it proposes a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain analysis must be submitted to the district's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Area Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of the payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits is grading permits are not issued.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. No impacts will occur.

h) As shown in the Site Plan, the Project will create 4 bioretention swales that will ultimately feed into the storm drain. These bioretention basins are very small as far as water retention basins go. The amount, size and quantity of the existing and proposed storm drain and basin infrastructure will not result in significant effects with regards to vectors and odors. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. 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 ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<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 checked="" type="checkbox"/>	<input 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: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project is conditioned to result in pre-development runoff rates. The proposed project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District, Building Department and The Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standard conditions of approval for the county of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant. No additional mitigation is required.

Minor flood control facilities are being proposed. There are four bioswales proposed to collect drainage on the site. These are conditioned to be designed and constructed to District standards. The bioswales will not substantially alter the drainage pattern of the site or area, whereby the impact is considered less than significant.

b) As shown in the Site Plan, the Project will create 4 bioretention swales that will ultimately feed into the storm drain. These bioretention basins are very small as far as water retention basins go. The amount, size and quantity of the existing and proposed storm drain and basin infrastructure will not result in significant effects with regards to vectors and odors. Therefore impacts are considered less than significant.

c-d) The project is primarily commercial uses, however it will include one caretaker's residential unit. The site is within the Special Flood Hazard Area for the 100-year flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/>

Awareness floodplains identify the 100-year flood hazard area using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe for maintenance. This setback must be outside the conservation area. The Riverside County Flood Control and Water Quality District has expressed an interest in maintaining the slope as it proposes a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain analysis must be submitted to the district's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Area Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of the payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits is grading permits are not issued.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the Project site contains undeveloped land. With implementation of the proposed Project, the site would be converted from disturbed undeveloped land to commercial-service uses. According to Table LU 4 of the General Plan, the proposed car wash and mini-warehouse uses would be acceptable uses under the Dutch Village Specific Plan (SP No. 106) Industrial designation of the Project site. Although the change from disturbed undeveloped land to commercial-service uses represents a change to the site's existing use, environmental impacts associated with such conversion are evaluated throughout this environmental assessment and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance.

b) The proposed Project site is in unincorporated Riverside County but within the City of Temecula Sphere of Influence, and just north of the City Murrieta Sphere of Influence. The property directly to the south of the Project property has been designated "Community Commercial" within the City of Temecula's General Plan. The City of Murrieta's general Plan designates the property immediately to the south as "Commercial". Accordingly, the proposed Car wash and Mini warehouse uses on the Project site would be consistent with the City of Murrieta and City of Temecula's land use designations for the site. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Under existing conditions, the Project site is zoned as "Industrial Park" (I-P) and Open Area Combining Zone (R-5), which allows for planned industrial areas. The Proposed change of Zone would change the zoning from "Industrial Park" (I-P) to Manufacturing Service Commercial (M-SC)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which would make the proposed uses consistent with the zoning for the area. Whereby the impact would be less than significant.

b) Zoning designations surrounding the Project site include One-Family Dwelling (R-1), Open Area Combining Zone (R-5), Light Agriculture – 10 Acre minimum (A-1-10), Specific Plan zone (SP), and Scenic Highway Commercial (C-P-S).

The Project proposes to develop the site with a self-storage facility and a car wash. The proposed on-site land uses would be fully compatible with the zoning designations that abut the site to the north, east, and south. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include single-family residential and vacant property. The uses proposed by the Project would be fully compatible with the existing uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan and the City of Murrieta General Plan identify future planned land uses within the project vicinity. Riverside County General Plan land uses include: Dutch Village Specific Plan (SP No. 106), Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), and Open Space: Conservation (OS:C). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Dutch Village Specific Plan (SP No. 106) within Planning area 18a. The proposed mini warehouse and car wash uses would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) There are residential neighborhoods in the vicinity of the Project site. However, there are no components of the proposed Project that would obstruct access to the community. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community a no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

30. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐
☐
☐
☒

c) Be an incompatible land use located adjacent to a

☐
☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State classified or designated area or existing surface mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 1.3 miles southwest of the Project site. The Project site is located within the airport land use plan covering French Valley Airport. Based on the French Valley Airport Land Use Compatibility Plan, the Project site is located within Airport Compatibility Zone C and D. The proposed Project would fall within the intensity criteria of Compatibility Zone C and D. According to the Noise Compatibility Map (2007) for French Valley Airport, included in the ALUC Compatibility Plan, the Project site falls outside the Noise Compatibility Contours relative to aircraft noise. While the Project site is not located within a noise contour, it is presumed that standard construction for the proposed development would provide adequate sound attenuation. Therefore, there would be a less than significant impact.

b) The proposed Project is located 1.3 miles from French Valley Airport, which is a public-use airport. Due to the low impact uses that are proposed, and that there are no private airstrips located within two miles of the Project site, the impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Railroad Noise								<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>				

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

Findings of Fact: The project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise							<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is located adjacent to Highway 79. However, as the proposed mini warehouse and car wash uses would be compatible with the Highway and would not be significantly impacted by noise levels generated by vehicles on Highway 79. Accordingly, there would be a less than significant impact.

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

Monitoring: No monitoring is required.

34. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? ☐ ☐ ☒ ☐

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

Findings of Fact:

a) The Project proposes a self-storage facility and a car wash. The proposed land uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Highway 79. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project would not result in the generation of any measurable temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Accordingly, there would be a less than significant impact.

c) The proposed project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standards. The nearest sensitive receptor is a residential neighborhood located approximately 500 feet to the east of the Project site. Other residential neighborhoods are located to the north and west of the Project site. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities and under long-term conditions due to the potential exposure of traffic-related noise. However, any potential from traffic-related noise would not be expected to exceed the existing noise on Highway 79. Therefore, there would be a less than significant impact.

d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

36. Housing

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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Affect a County Redevelopment Project Area?

<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
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project proposes a self-storage facility and a car wash, which would create permanent employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed uses would result in an affordable housing demand that exceeds the existing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Area. The nearest Redevelopment Area is the French Valley Airport Redevelopment Area, which is located approximately 3,500 feet southwest of the Project site and is being promoted for commercial and industrial development. The proposed uses on the Project site would not result in a negative impact to the French Valley Airport Redevelopment Area; there would be a less than significant impact.

e) The Project site is designated by the Riverside County General Plan and the Southwest Area Plan for "Dutch Village Specific Plan (SP No. 106) within Planning area 18a." which allows for the development of industrial and related uses. Implementation of the proposed Project would not result in construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with a self-storage facility and a carwash. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

37. Fire Services	<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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Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by French Valley Station (Station No. 83), located approximately 1 mile southwest of the Project site at 37500 Sky Canyon Dr. #401 Murrieta, CA 92563. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the above foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Sheriff Services

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

Findings of Fact: Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately 1 mile southwest of the Project site at 30755-A Auld Road, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact: The Project simply proposes a self-storage facility and a carwash. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries

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

Findings of Fact: Implementation of the Project would result in the development of a self-storage facility and a carwash. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services

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

Findings of Fact: The Project simply proposes a self-storage facility and a carwash. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project simply proposes a self-storage facility and a carwash and does not involve the construction or expansion of recreational facilities. Therefore, there would be a less than significant impact.
- b) The Project simply proposes a self-storage facility and a carwash. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.
- c) According to "Map My County," the Project is not located within a County Service Area (CSA). Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: According to the Southwest Area Plan Figure 8, *Southwest Area Trails and Bikeway System*, a Regional Trail and a Class I Bike Path are planned in the immediate vicinity of the Project site. However, the proposed Project is not expected to result in any conflict with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

☐ ☐ ☒ ☐

- a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

Findings of Fact:

a) The Project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The proposed Project would be bringing jobs to area, further reducing an existing jobs-housing imbalance, which promotes long commutes in and of out local areas. Therefore, there would be a less than significant impact.

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Highway 79, which is located immediately adjacent to the Project site. However, due to the relatively limited scope of the proposed Project, there would be fewer than 100 two-way peak hour trips to Highway 79. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the congestion management agency for designated roads or highways. Therefore, the project would have a less than significant impact.

c & d) The nearest airport to the Project site is the French Valley Airport, which is located approximately 1.3 miles southwest of the Project site. The Project site is located within the airport land use plan covering French Valley Airport. Based on the French Valley Airport Land Use Compatibility Plan, the Project would be within the intensity criteria for Airport Compatibility Zone C. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not adjacent or near a natural water body or near active railroad tracks. Accordingly, no impact to waterborne traffic or rail traffic would occur with implementation of the Project. Therefore, there would be a less than significant impact.

e) The Project simply proposes on-site development of commercial uses. Any potential roadway improvement as a result of the proposed Project would not result in a hazard due to a design feature. Additionally, the Project area contains existing commercial and industrial uses. As such, the Project's proposed commercial uses have no potential to result in uses that incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

f) The Project simply proposes on-site development of commercial retail uses. No new or altered maintenance of roads is being proposed. Therefore, any impact would be less than significant.

g) It is not anticipated that there would be a substantial effect upon circulation during the Project's construction. Therefore, there would be a less than significant impact.

h) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

i) According to the Southwest Area Plan Figure 8, *Southwest Area Trails and Bikeway System*, there are regional trails planned in the immediate vicinity of the Project site. However, the proposed Project is not expected to cause any conflicts with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails

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

Findings of Fact: According to the Southwest Area Plan Figure 8, *Southwest Area Trails and Bikeway System*, there are bike trails planned in the immediate vicinity of the Project site. However, the proposed Project is not expected to result in a conflict with the trail alignments. Accordingly, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water

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

Source: Department of Environmental Health Review

a) The Project will receive potable water service from Eastern Municipal Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD's 2010 Urban Water Management Plan (UWMP) identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The UWMP demonstrates that the EMWD has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not require new or expanded entitlements and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☒ ☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

Findings of Fact:

a) The Project will receive sewer service from Eastern Municipal Water District. Any connections from the Project site to existing sewer lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All sanitary sewer flows from the Project site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. The TVRWRF is located approximately 7 miles southwest of the Project site at 42565 Avenida Alvarado, Temecula, CA. The TVRWRF provides primary, secondary, and tertiary treatment for a rated capacity of 18 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the TVRWRF from 18 mgd to 28 mgd. With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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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)?

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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan, Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the Project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing residential uses to the north, east, and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Implementation Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a commercial site that would feature a mini warehouse, and car wash. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005, by Petra Geotechnical, Inc. (Petra, 2005); "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016, by LGC Geo-environmental, Inc. (LGC, 2016a); "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016, by LGC Geo-environmental, Inc. (LGC, 2016b).

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

French Valley Self Storage and Car Wash Facility GHG Assessment, Entech Consulting Group, June 20, 2016

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to permit a Schedule "E" subdivision combining seven (7) lots into two (2) lots, abandoning a right of way and dedicating easements for development.

10. EVERY. 6 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Parcel Map No. 33750 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33750 dated 2/7/2017.

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

10. EVERY. 7 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 9 MAP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public

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10. GENERAL CONDITIONS

10. EVERY. 9 MAP - HOLD HARMLESS (cont.)

RECOMMND

Records Act requests.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 16 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

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

RECOMMND

PM33750 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain 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.

10.E HEALTH. 2 USE - ECP COMMENTS

RECOMMND

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by DEH-ECP staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1 - UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design. *Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.)

RECOMMND

shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall 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 noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasives When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) RECOMMND

unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID#: 737-966-406
Parcel Map (PM) 33750 is a proposal for a schedule "E" subdivision of a 12-acre site in the Rancho California area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. Plot Plan (PP) 20682, which is a proposal for a self-storage facility and car wash on Parcels 1 and 2 the map, is being processed concurrently. This site is within Dutch Village Specific Plan 106.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it proposes a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

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10. GENERAL CONDITIONS

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

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

Parcel Map 33750 and Plot Plan 20682 are within the Special Flood Hazard Area Warm Springs Creek delineated by the flood study listed in Ordinance 458 Section 5.c and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 8

MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 22

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.) (cont.)

RECOMMND

repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside OSABER Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 23

MAP - 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 (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10. PLANNING. 25

MAP - UNANTICIPATED RESOURCES

RECOMMEND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

10.PLANNING. 26

MAP - GEO02489 APPROVED

RECOMMND

County Geologic Report GEO No. 2489, submitted for the project PM33750, APN 480-170-001, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016.

"Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005.

These documents are herein incorporated in GEO02489.

GEO02489 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.

2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.

3. It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site.

4. The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils.

GEO02489 recommended:

1. Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old alluvium or bedrock.

2. Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.

3. Necessary removal and/or overexcavation depth bottoms

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - GEO02489 APPROVED (cont.)

RECOMMND

criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist.

4.Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2489 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 27 MAP - ALUC CONDITION #1

RECOMMND

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky.

10.PLANNING. 28 MAP - ALUC CONDITION #2

RECOMMND

Determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities re not included in the plot plan and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green. or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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

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10.PLANNING. 29 MAP - ALUC CONDITION #3 RECOMMND

The attached notice shall be provided to all potential purchasers of the propertyt and the on-site caretaker or manager, and shall be recorded as a deed notice.

10.PLANNING. 30 MAP - ALUC CONDITION#4 RECOMMND

The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incenerators.

10.PLANNING. 31 MAP - ALUC CONDITION #5 RECOMMND

Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

10.PLANNING. 33 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the M-SC zone.

10.PLANNING. 41 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 42 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 42 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 43 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 46 MAP- MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by

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10. GENERAL CONDITIONS

10.PLANNING. 46 MAP- MAP ACT COMPLIANCE (cont.) RECOMMND

the conditions listed herein.

10.PLANNING. 47 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 50 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 51 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 55 MAP - MWD Conditions RECOMMND

A letter was recieved from the Metropolitan Water District on July 11, 2016, which provided some conditions of approval:

1. The locations of metropolitan's 54- and 60- inch inside diameter San Diego Pipeline Nos. 1 and 2, appurtenant manhole structures and accompanying 120-foot wide permanent easement right-of-way, as shown on Sheet 1 of the revised profile exhibit and Sheet G-1 of the conceptual grading plan are in agreement with our records.

We note that a segment of the protective slab for our San Diego Pipeline No. 1 as part of the requirement in the year 2002 for the widening of Winchester Road by Caltrans and/or County of Riverside will be verified prior to your construction, as shown on Sheet 1 of your revised profile exhibit.

2. The proposed grading which involves cut and fill of 2 to 5 feet over our San Diego Nos 1 and 2 protective slabs to

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10. GENERAL CONDITIONS

10.PLANNING. 55

MAP - MWD Conditions (cont.)

RECOMMND

accomodate the 24-foot wide "access and maintenance road" crossing, RV parking area and widening of Winchester Road, as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.

3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

In the event that the required protective slab for our San Diego Pipeline No. 1 were not installed as part of what is now the widened Winchester Road, then we will require the protective slab to be extended from the edge of our existing encasement to the extent of the proposed RV parking area.

4. We note that the proposed 10-feet by 20-feet POD storage containers are removed from the limits of our right of way, which is acceptable to metropolitan.

5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However, we require that a 20-foot clear zone be maintained around our manhole structures at all times.

No vibratory compaction equipment in vibratory mode must be used within 25 feet of the centerline of the pipeline.

7. The actual cover over the pipelines must be determined by potholing of other means acceptable to Metropolitan and must be under Metropolitan's supervision. When the cover over our pipelines are between 2.5 and 4 feet, equipment must be restricted to that which imposes loads no greater

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10. GENERAL CONDITIONS

10.PLANNING. 55

MAP - MWD Conditions (cont.) (cont.)

RECOMMND

that that of a track type tractor weighing a maximum of 12,000 pounds. When the cover is less than 2.5 feet, only hand equipment must be used.

8. We request that a stipulation be added to your plans or specifications to notify Darwin Potter of our Water System Operations Group, telephone (951) 926-5853, at least two working days (Monday through Thursday) prior to starting any work in the vicinity of our facilities.

Facilities constructed within Metropolitan's easement right-of-way shall be subject to the paramount right of metropolitans easement right of way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exersize of their rights find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

Please note that the RV parking lot and other improvements proposed within the limits of our right-of-way could be unavailable at any time, for a period of time, in the event excavation of our pipelines becomes necessary for maintence repair and replacement. Metropolitan will not be responsible for any disruption to the business if this were to occur.

For any other coorespondence with metropolitan relating to this project, please make reference to the Substructures Job Number 2028-16-004. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE (cont.) RECOMMND

to County maintained roads as approved by the
Transportation Department.

10.TRANS. 6 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for
improvements, the project proponent shall contact the
Transportation Department and enter into an agreement for
fee credit or reimbursement prior to advertising. All work
shall be preapproved by and shall comply with the
requirements of the Transportation Department and the
public contracts code in order to be eligible for fee
credit or reimbursement.

To enter into an agreement, please contact our Funding
Programs group at (951) 955-1667.

For more information regarding the public work bidding
requirements please visit the following link:
[http://rctlma.org/trans/Land-Development/Funding-Programs/
Road-and-Bridge-Benefit-District-RBBD/Public-Works-
Bidding-Requirements.](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements)

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF"
facility as a condition of approval for this project and
will be seeking "TUMF" credits and/or reimbursements for
the "TUMF" improvements built with this project, the
applicant shall enter into a "TUMF Improvement and Credit
Agreement" with the Transportation Department prior to the
first building permit issuance as directed by the Director
of Transportation. Please contact (951) 955-6800 for
additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three
years after the County of Riverside Board of Supervisors'
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP- EXPIRATION DATE (cont.) RECOMMND

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 MAP - WATER & SEWER WILL SERVE RECOMMND

Current will-serve letters for both water and sewer shall be provided prior to map recordation from the appropriate purveyor.

EPD DEPARTMENT

50.EPD. 2 NO GRADING WITHIN MSHCP AREA RECOMMND

No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

50.EPD. 3 MAP- FUEL MOD CLEARANCE RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

50.EPD. 4 MAP- MSHCP BARRIERS RECOMMND

The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval.

50.EPD. 5 MAP - MSHCP DRAINAGE RECOMMND

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how

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50. PRIOR TO MAP RECORDATION

50.EPD. 5 MAP - MSHCP DRAINAGE (cont.) RECOMMND

the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP

RECOMMND

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

50.FLOOD RI. 10

MAP ZONE 7 PRESENT WORTH MAINT

RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

50.PLANNING. 10

MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15

MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 18

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 29 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 30 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7180 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 32 MAP- OFFER OF TRAILS RECOMMND

An offer of dedication to a responsible agency acceptable to the Riverside County Planning Department for a ten foot (10') wide community wide regional trail along the Former Leon Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 39 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 42 MAP - SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 42 MAP - SURVEYOR CHECK (cont.) RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of commercial lots on the final map shall be 4, with 1 open space, recreation/utility lots.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.SURVEY. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Winchester Road (SR-79) and so noted on the final map, with the exception of one 40' access for proposed project and one 20' access for RCFC&WCD.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 2 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - CALTRANS 1 (cont.) RECOMMND

August 9, 2016.

50.TRANS. 3 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP20682.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - STREETLIGHT PLAN RECOMMND

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

50.TRANS. 6 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

- (1) Streetlights.
- (2) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 8 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 11

MAP - SIGNING & STRIPING PLAN

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 12

MAP-CALTRANS ENCROACHMENT PERM

RECOMMND

Prior to map recordation or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from District 08, Office of the State Department of Transportation in San Bernardino.

50.TRANS. 13

MAP - IMPROVEMENT

RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' to 68' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55' to 68'/92') Modified for increased AC improvements from 55' to 68'.)

NOTE: 1. 8' meandering concrete sidewalk shall be constructed within the 24' to 37' parkway per Standard No. 404, Ordinance 461.

2. A 40'wide driveway shall be constructed in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13

MAP - IMPROVEMENT (cont.)

RECOMMND

accordance with County Standard No. 207A,
Ordinance 461.

3. A concrete pork chop shall be constructed at the center to restrict left-out movements as approved by CALTRANS.
4. Acceleration and deceleration AC pavement lane shall be constructed to the north project boundary per 60 mph speed limit.
5. A 400' long curbed land scape median shall be constructed at the centerline to restrict left-turn movement per Standard No. 83, Ordinance 461 as follow:
 - a. 275' south of the centerline of proposed driveway and 125' north of the centerline of proposed driveway and as approved by CALTRANS.
6. Street improvement plans shall be submitted to CALTRANS for review and approval.

50.TRANS. 14

MAP-TEMP OFF-SITE ACCESS IMPVLT

RECOMMND

A temporary access road, from Max Gilliss Boulevard to project westerly boundary, shall be improved with 24' AC pavement within 100' full-width existing Old Leon Road right-of-way as directed by the Riverside County Director of Transportation.

Note: 1. Construct a raised curb median along Max Gilliss Boulevard at the intersection of temporary access road (old Leon Road) to restrict a left-out/-in movement as directed by Riverside County Director of Transportation.

2. The temporary access road (along old Leon Road) will be vacated if and when the adjacent property (APN: 480-106-061) is developed and permanent access is secured or/and as directed by the Director of Transportation.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

60.BS GRADE. 2 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - IMPORT/EXPORT (cont.) RECOMMND

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

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

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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. 3

NO GRADING WITHIN CONSERVATION

RECOMMND

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

60.EPD. 4

EPD- BMPS

RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD- BMPS (cont.)

RECOMMND

the Riparian/Riverine Drainages present adjacent to the project site. BMPS shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPS are installed and EPD shall confirm that all BMPS are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

60.EPD. 5 EPD - MSHCP LANDSCAPING

RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

60.EPD. 6 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

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60.EPD. 6 - NESTING BIRD SURVEY (cont.)

RECOMMND

compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP ORD 458 SFHA STUDY REQ'D

RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of PP20682/PM33750 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.
- e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP ORD 458 SFHA STUDY REQ'D (cont.) RECOMMND

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Parcel Map 33750 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for

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60.FLOOD RI. 7 MAP ADP FEES (cont.)

RECOMMND

which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 20 MAP - CULTURAL MONITOR REQ.

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:

(1) The Project Archaeologist shall conduct Cultural Resource Sensitivity Training for all construction Personnel.

(2) The County certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(3) The archaeologist shall monitor all areas identified for development including off-site improvements.

(4) An adequate number of monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

MAP - CULTURAL MONITOR REQ. (cont.)

RECOMMND

vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(8) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(9) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(10) Upon completion of the implementation phase, a final Phase IV Monitoring Report shall be submitted describing the plan compliance procedures and site conditions before and after construction. The final report shall include copies of all daily monitoring notes and Cultural Resource Sensitivity sign-in sheet(s).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

secure the agreement shall be submitted to the County Archaeologist for review and consideration.
4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 30 MAP- COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement on Parcel 3, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 32 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 34 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 35 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 37 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 38 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 39 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.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.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV CULTURAL REQ. RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

MAP - PHASE IV CULTURAL REQ. (cont.)

RECOMMND

IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 EPD - POST GRADING INSPECTION

RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 33750 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP ADP FEES (cont.) RECOMMND

time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Street sweeping.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

90.EPD. 1 EPD - FINAL UWIG INSPECTION

RECOMMND

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

PLANNING DEPARTMENT

90.PLANNING. 6 MAP- SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP- SKR FEE CONDITION (cont.) RECOMMND

(gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 5 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

90.TRANS. 6 MAP - COMPLY W/MWD RQMTS

RECOMMND

The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

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PLOT PLAN:TRANSMITTED Case #: PP26212

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE -USE- PROJECT DESCRIPTION RECOMMND

The use proposes to establish a car wash on 1.66 gross acres. and to designate the remaining 5.84 gross acres as open space. The car wash includes one wash tunnel with an administrative office and 30 parking spaces.

(Note: This project was originally part of PP20682, which may be referred to in these Conditions of Approval. PP20682 is a mini-storage project, please disregard any references in these conditons of approval to a mini-storage.)

10. EVERY. 2 USE- HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE- HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE- CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 26212 Exhibit A.

10. EVERY. 4 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26212 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 20682.

APPROVED EXHIBIT B= Color Elevations

APPROVED EXHIBIT C= First Floor Plans

APPROVED EXHIBIT D= Second Floor Plans

(NOTE: The exhibits are designated PP20682 since this plot plan was created at the very end of the review process and was originally part of PP20682)

10. EVERY. 5 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.

TRANS DEPARTMENT

10. TRANS. 5 USE - USE-CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee

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10. GENERAL CONDITIONS

10. TRANS. 5 USE - USE-CREDIT/REIMBURSEMENT (cont.) RECOMMND

credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

BS GRADE DEPARTMENT

10.BS GRADE. 1 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. 2 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - 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. 4 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 5 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. 6 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. 7 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 8 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 9 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 10 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. 11 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - SUBMISSION REQ 1/28/16

RECOMMND

REQUIREMENTS AT PLAN SUBMISSIONS

Based on 38 parking spaces provided, at least two shall be designated accessible. Of these, at least one must be "van accessible" with the appropriate dimensions and access aisle on the passenger side.

Per 2013 CBC 11B-225.3, storage units shall be accessible as follows - 10 units, plus 2 percent of total number of units over 200. Individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number required to be accessible, the number of spaces shall not be required to exceed that total number required to be accessible. Self-service storage spaces shall not be required to be dispersed among buildings in a multi-building facility.

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - SUBMISSION REQ 1/28/16 (cont.) RECOMMND

department prior to any use or occupancy of the building,
or structure.

At no time shall the approval of the planning case exhibit
allow for the construction or use of any building,
structure, or equipment.

Craig Lobnow Principal Building Inspector, CASp Riverside
County Building & Safety (951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

PP26212 (APN:480-170-014) is proposing potable water
service and sanitary sewer service from Eastern Municipal
Water District (EMWD). It is the responsibility of the
developer to ensure that all requirements to obtain 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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

Based on the information provided in the environmental
assessment document submitted for this project and a site
visit conducted by DEH-ECP staff and with the provision
that the information was accurate and representative of
site conditions, DEH-ECP concludes no further environmental
assessment is required for this project.

If contamination or the presence of a naturally occurring
hazardous material is discovered at the site, assessment,
investigation, and/or cleanup may be required. Contact
Riverside County Environmental Health - Environmental
Cleanup Programs at (951) 955-8980, for further
information.

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10.E HEALTH. 3

USE - UWIG COMPLIANCE

RECOMMND

MSHCP UWIG - General Conditions and Prior to Building Permit The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. *Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall 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 noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasives When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive,

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10.E HEALTH. 3 USE - UWIG COMPLIANCE (cont.)

RECOMMND

non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical

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10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be in accordance with California Fire Code and Riverside County Fire Department Standards. Fire Flow is based on building area and construction per the California Fire Code and California ,2013 edition.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID#: 737-966-406

Plot Plan (PP) 26212 and 20682 are proposals for a mixed-use car wash and self-storage facility on 6.8 acres in the Rancho California area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The site is on Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/> Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it proposes a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain

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

RECOMMND

analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 2 USE ORD 458 SPEC FLOOD HAZARD

RECOMMND

Plot Plan 26212/Plot Plan 20682 and Parcel Map 33750 are within the Special Flood Hazard Area Warm Springs Creek delineated by the flood study listed in Ordinance 458 Section 5.c and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET

RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows.

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10.FLOOD RI. 4 USE 100 YR SUMP OUTLET (cont.) RECOMMND

Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the issuance of grading or building permits.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

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10.FLOOD RI. 15 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 approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 USE IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE IF HUMAN REMAINS FOUND (cont.) RECOMMND

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 USE- INADVERTENT ARCHAEO FOUND RECOMMND

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 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

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE- LOW PALEO (cont.)

RECOMMND

previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen

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10.PLANNING. 3 USE- LOW PALEO (cont.) (cont.)

RECOMMND

data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 USE- GEO02489 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2489, submitted for the project PM33750, APN 480-170-001, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports: "Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016. "Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005. These documents are herein incorporated in GEO02489. GEO02489 concluded: 1.Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site. 2.Review

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10.PLANNING. 4 USE- GEO02489 ACCEPTED (cont.)

RECOMMND

of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site. 3.It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site. 4.The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils. GEO02489 recommended: 1.Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old alluvium or bedrock. 2.Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper. 3.Necessary removal and/or overexcavation depth bottoms criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist. 4.Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2489 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 5 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.

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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. 8 USE - HOOD/DIRECT LIGHTING RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

10.PLANNING. 9 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 11 USE- ORD 810 OS 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.

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10.PLANNING. 12 USE - ALUC CONDITION #1 RECOMMND

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky

10.PLANNING. 13 USE ALUC CONDITION #2 RECOMMND

Determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities re not included in the plot plan and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green. or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 14 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 verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 15 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 16 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),

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10.PLANNING. 17 USE- LIMIT ON SIGNAGE RECOMMND

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. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE - 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. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 24 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. 25 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

10.PLANNING. 26 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

10.PLANNING. 27 USE- 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 28 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. 29 USE- ALUC CONDITION #3 RECOMMND

The attached notice shall be provided to all potential purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.

10.PLANNING. 30 USE- ALUC CONDITION #5 RECOMMND

Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE- ALUC CONDITION #5 (cont.) RECOMMND

such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

10.PLANNING. 31 USE- RECRIPOCAL ACCESS RECOMMND

Provide an agreement stating that both properties will provide recipocal access through both access points.

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 unacceptablility 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 - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/>

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10. GENERAL CONDITIONS

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 6 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Winchester Road (NS) at:

Skyview Road (EW)

Blue Spruce Lane-Algarve Avenue (EW)

Max Gilliss Blvd-Thompson Road (EW)

Benton Road (EW)

Project Access Road (NS) at:

Max Gilliss Blvd. (EW)

As such, the proposed project is consistent with this General Plan policy.

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - TS/CONDITIONS (cont.)

RECOMMND

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE- EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - IMPORT/EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

60.BS GRADE. 5 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 10 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 11 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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

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60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

results 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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 2

UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. *Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 UWIG COMPLIANCE (cont.)

RECOMMND

*Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. *Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall 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 noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards. *Invasives When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features. *Barriers Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms. *Grading/Land Development Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

60.EPD. 3 USE - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

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60.EPD. 3 USE - NESTING BIRD SURVEY (cont.) RECOMMND

through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 4 MSHCP LANDSCAPING RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

60.EPD. 5 USE - NO GRADING WITHIN MHSCP RECOMMND

No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

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60.EPD. 6 USE - FUEL MOD CLEARANCE

RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

60.EPD. 7 USE MHSCP BARRIERS

RECOMMND

The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval

60.EPD. 8 USE MSHCP DRAINAGE

RECOMMND

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

60.EPD. 9 USE - BMPS

RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present adjacent to the project site. BMPs shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPs are installed and EPD shall confirm that all BMPs are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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FIRE DEPARTMENT

60.FIRE. 2 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies 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".

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE USE ORD 458 SFHA STUDY REQ

RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of grading permits. All

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60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

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 EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owner(s) 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 District for review and approval.

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans

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60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plans (PPs) 20682 and 26212 are located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 10 USE ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one

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60.FLOOD RI. 10 USE ZONE 7 PRESENT WORTH MAINT (cont.) RECOMMND

time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE- SUBSIDENCE STUDY RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

60.PLANNING. 2 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE: 1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process. 2)The

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60.PLANNING. 2 USE - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the Tribal Cultural Department and used to produce a Tribal Monitoring Letter Report. The letter report will be required to be submitted prior to Grading Final . 3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only. 4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3 USE - CULTURAL MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services, as well as the Monitoring Plan and a potential Data Recovery Plan to the County Archaeologist to ensure compliance with this condition of approval. Upon verification and acceptance, the Planning Department shall clear this condition. Note: The Project Archaeologist is responsible for implementing CEQA-based mitigation using

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60.PLANNING. 3 USE - CULTURAL MONITOR (cont.)

RECOMMND

standard professional practices for cultural resources archaeology. The Project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 4 USE - PLNTOGST RETAINED 1

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 5 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on

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60.PLANNING. 5 USE - SKR FEE CONDITION (cont.)

RECOMMND

the approved development project which is anticipated to be 1.35 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 8 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan NO. 20682 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 - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 12 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall

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60.PLANNING. 12 MAP - SECTION 404 PERMIT (cont.) RECOMMND

be submitted along with the notification.

60.PLANNING. 13 MAP/USE - BURROWING OWL SURVEY RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records

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60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.11.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE PHASE IV REPORT RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE PHASE IV REPORT (cont.)

RECOMMND

IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 SUP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of 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

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

RECOMMND

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 - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 2 USE - HAZMAT WASH RACKS

RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

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80.E HEALTH. 3 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 4 USE - INTERIOR NOISE STUDY RECOMMND

An interior noise study needs to be done of the on-site residential apartment (for the manager/caretaker). The apartment must be soundproofed to ensure the occupants are not exposed to noise above 45 CNEL.

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.

EPD DEPARTMENT

80.EPD. 1 USE- POST GRADING INSPECTION RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the

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80.FIRE. 1 USE-#4-WATER PLANS (cont.)

RECOMMND

fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 2 USE*-#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering _____ GPM fire flow for a _____ hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning

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80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plans (PPs) 20682 and 26212 are located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check

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80.FLOOD RI. 4 USE MITCHARGE (cont.) RECOMMND

or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 5 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 6 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Murrieta Unified School district shall be mitigated in accordance with California State law.

80.PLANNING. 7 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.

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80.PLANNING. 8 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No.26212 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 9 USE- LNDSCPING PROJ SPECIFIC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal for construction documents, the following numbered project specific conditions shall be imposed. Comments below are provided for the applicant to address at the Construction Document level submittal.

1.All slopes 3' and greater must be planted and irrigated to meet the requirements of the Grading Ordinance 457. Applicant must receive a variance from the Building and Safety Department for use of a non-irrigated seed mix on slopes. 2.Details of trail, including dedication / easement and conditions for construction, shall be coordinated with the Planning Department and Department of Parks and Recreation. Implementation shall comply with applicable ordinances.

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION

RECOMMND

By the project's design, access on Winchester Road (SR-79) shall be restricted with the exception of one 40' proposed project access point and one 20' access for RCFC&WCD. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Winchester Road (SR-79).

TRANS DEPARTMENT

80.TRANS. 1 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

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80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 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

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80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - CALTRANS ENCRCHMNT PRMT

RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 5 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Winchester Road (SR-79) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per Standard No. 83, Ordinance 461.

80.TRANS. 6 USE - ANNEX L&LM/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.
- (4) Street sweeping along.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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80.TRANS. 6 USE - ANNEX L&LM/OTHER DIST (cont.) RECOMMND

(3) (2) sets of street lighting plans approved by
Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other
electric provider.

80.TRANS. 7 USE LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 8 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Winchester Road (SR-79) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - COMPLY W/MWD REQUESTS

RECOMMND

The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

80.TRANS. 11 USE- TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersections of:

NONE

80.TRANS. 12 USE - TS/GEOMETRICS

RECOMMND

The intersection of Winchester Road (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: two through lanes, one right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

NOTE: The project driveway shall be restricted to right-in/right-out turning movements. Left-turns are prohibited. The project shall provide channelization in the form of a raised median island at the driveway and along the center of Winchester Road. The raised median along Winchester Road shall be of sufficient length to discourage drivers from performing illegal U-turns.

The intersection of Project Access Road (NS) at Max Gillis Blvd. (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: two through lanes

Westbound: one through lane, one shared through/right-turn lane

NOTE 1: The project driveway shall be restricted to right-in/right-out turning movements. Left-turns are prohibited. The project shall provide channelization in the form of a raised median island on Max Gillis Blvd.

NOTE 2: This driveway access is considered temporary and is ultimately planned to be realigned to the west

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - TS/GEOMETRICS (cont.)

RECOMMND

at such time the adjacent property develops.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.) RECOMMND

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.

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

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90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 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 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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.

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90.E HEALTH. 4 USE - HAZMAT WASTE

RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.E HEALTH. 5 USE - HAZMAT TANKS

RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

EPD DEPARTMENT

90.EPD. 1 USE- FINAL UWIG INSPECTION

RECOMMND

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

FIRE DEPARTMENT

90.FIRE. 3 SMP-#45-FIRE LANES

RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 4 SMP-#12-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13, 1996 edition (13D and 13R systems are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in

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90.FIRE. 4 SMP-#12-SPRINKLER SYSTEM (cont.)

RECOMMND

diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 5 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 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 FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of ____ (____) accessible parking space[s] 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

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90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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. 4 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 5 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. 6 USE- WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

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90.PLANNING. 7 USE - PHASES MUST BE COMPLETE

RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 8 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.35 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 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 Plot Plan No. 20682 is calculated to be 1.35 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

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90.PLANNING. 9 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

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. 10 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 Plot Plan No. 20682 has been calculated to be 1.35 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 USE 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.

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TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE LNDSCPE INSPCTN RQRMNTS

RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have

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90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM33750 and PP20682.

90.TRANS. 5 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with Caltrans recommendations as outlined in their letter dated August 9, 2016.

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 8 USE STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

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90.TRANS. 8 USE STREETLIGHTS INSTALL (cont.) RECOMMND

plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 10 USE - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

90.TRANS. 11 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

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90.TRANS. 11 USE ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

should include the following:

- (1) Landscaping along Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.
- (4) Street sweeping.

90.TRANS. 12 USE - IMP PLAN

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 13 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Winchester Road (SR-79).

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 14 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

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90.TRANS. 14 USE - LANDSCAPING (cont.) RECOMMND

(or within easements adjacent to the public rights-of-way),
in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Winchester Road
(SR-79).

90.TRANS. 15 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project.
The project proponent shall be responsible for any
additional paving and/or striping removal caused by the
striping plan or as approved by the Director of
Transportation.

90.TRANS. 16 USE - IMPROVEMENT RECOMMND

Winchester Road (SR-79) along project boundary is a paved
CALTRANS maintained road designated EXPRESSWAY and shall be
improved with 8" concrete curb and gutter, located 55' to
68' from centerline to curb line, 8" curbed landscape
median, and match up asphalt concrete paving;
reconstruction; or resurfacing of existing paving as
determined by CALTRANS within the 92 foot half-width
dedicated right-of-way in accordance with County Standard
No. 83, Ordinance 461. (55' to 68'/92') (Modified for
increased AC improvement from 55' to 68'.)

- NOTE: 1. An 8' meandering concrete sidewalk shall be
constructed within the 24' to 37' parkway per
Standard No. 404, Ordinance 461.
2. A 40'wide driveway shall be constructed in
accordance with County Standard No. 207A,
Ordinance 461.
3. A concrete pork chop shall be constructed at the
center to restrict left-out movements as approved
by CALTRANS.
4. Acceleration and deceleration AC pavement lane
shall be constructed to the north project boundary
per 60 mph speed limit.
5. A 400' long curbed landscape median shall be
constructed at the centerline to restrict

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - IMPROVEMENT (cont.) RECOMMND

left-turn movement per Standard No. 83, Ordinance
461 as follow:

a. 275' south of the centerline of proposed
driveway and 125' north of the centerline of
proposed driveway and as approved by CALTRANS.

6. Street improvement plans shall be submitted to
CALTRANS for review and approval.

90.TRANS. 17 USE TEMP OFF SITE ACCESS IMPRO RECOMMND

A temporary access road, from Max Gilliss Boulevard to
project westerly boundary, shall be improved with 24' AC
pavement within 100' full-width existing Old Leon Road
right-of-way as directed by the Riverside County Director
of Transportation.

Note: 1. Construct a raised curb median along Max Gilliss
Boulevard at the intersection of temporary access
road (Old Leon Road) to restrict a left-out/-in
movement as directed by Riverside County Director
of Transportation.

2. The temporary access road (along Old Leon Road)
will be vacated if and when the adjacent property
(APN: 480-106-061) is developed and permanent
access is secured or/and as directed by the
Director of Transportation.

90.TRANS. 18 USE TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

None

WASTE DEPARTMENT

90.WASTE. 27 USE WASTE REPORTING FORM 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 27 USE WASTE REPORTING FORM (cont.)

RECOMMND

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.

90.WASTE. 28 USE RECYCLING COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use proposes to establish a self storage and RV parking facility on 5.18 gross acres and a car wash on 1.66 gross acres and to designate the remaining 5.84 gross acres as open space. The self storage includes a 3,128 sq ft office and 120,000 sq ft of storage buildings; and 29 RV parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 20682 Exhibit A.

10. EVERY. 4 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 20682 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 20682, amended no. 4 Exhibit A, dated September 2016.

APPROVED EXHIBIT B= Color Elevations

APPROVED EXHIBIT C= First Floor Plans

APPROVED EXHIBIT D= Second Floor Plans

10. EVERY. 8 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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10. GENERAL CONDITIONS

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. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

conform to the County Standard Retaining Wall designs
shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or
greater than 3 feet in vertical height with drought
tolerant grass or ground cover; slopes 15 feet or greater
in vertical height shall also be planted with drought
tolerant shrubs or trees in accordance with the
requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage
away from all exterior foundation walls in accordance with
the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - SUBMISSION REQ 1/28/16 INEFFECT

REQUIREMENTS AT PLAN SUBMISSIONS

Based on 38 parking spaces provided, at least two shall be
designated accessible. Of these, at least one must be "van
accessible" with the appropriate dimensions and access
aisle on the passenger side.

Per 2013 CBC 11B-225.3, storage units shall be accessible
as follows - 10 units, plus 2 percent of total number of
units over 200. Individual self-service storage spaces
shall be dispersed throughout the various classes of spaces
provided. Where more classes of spaces are provided than
the number required to be accessible, the number of spaces
shall not be required to exceed that total number required
to be accessible. Self-service storage spaces shall not be
required to be dispersed among buildings in a
multi-building facility.

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):
Where any owner or authorized agent intends to construct,
enlarge, alter, repair, move, demolish or change the

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - SUBMISSION REQ 1/28/16 (cont.) INEFFECT

occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

PP20682 (APN:480-170-014) is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain 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.

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

Based on the information provided in the environmental assessment document submitted for this project and a site

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10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - ECP COMMENTS (cont.)

RECOMMND

visit conducted by DEH-ECP staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1

- UWIG COMPLIANCE

RECOMMND

MSHCP UWIG - General Conditions and Prior to Building Permit

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.)

RECOMMND

wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall 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 noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) RECOMMND
Area.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

Buildings shall not be for the use, storage, or handling of hazardous materials.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be in accordance with the California Fire Code and Riverside County Fire Department standards. Fire flow is based on building area and construction per the California Fire Code and California Building Code, 2013 edition.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of buildings as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Gates providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID#: 737-966-406
Plot Plan (PP) 20682 is a proposal for a self-storage facility and car wash on 6.8 acres in the Rancho California area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. The site is Parcels 1 and 2 of Parcel Map (PM) 33750, which is a proposed schedule "E" subdivision that is being processed concurrently. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/>
Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it proposes a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the floodplain limits with the Board of Supervisors ultimately approving the revised floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is

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10. GENERAL CONDITIONS

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

\$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 2 USE ORD 458 SPEC FLOOD HAZARD RECOMMND

Plot Plan 20682 and Parcel Map 33750 are within the Special Flood Hazard Area Warm Springs Creek delineated by the flood study listed in Ordinance 458 Section 5.c and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org> . Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 USE MAJOR FACILITIES (cont.) RECOMMND

inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the issuance of grading or building permits.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 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 approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

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10. GENERAL CONDITIONS

10.FLOOD RI. 15

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

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

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following

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10. GENERAL CONDITIONS

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

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - LOW PALEO (cont.)

RECOMMND

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the

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10.PLANNING. 3 MAP - LOW PALEO (cont.) (cont.)

RECOMMND

paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 USE - GEO02489 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2489, submitted for the project PM33750, APN 480-170-001, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016.

"Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039, French Valley Area, Riverside County, California, J.N. 348-05", dated July 7, 2005.

These documents are herein incorporated in GEO02489. GEO02489 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.

2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.

3. It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site.

4. The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils.

GEO02489 recommended:

1. Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old

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10.PLANNING. 4 USE - GEO02489 ACCEPTED (cont.)

RECOMMND

alluvium or bedrock.

2.Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.

3.Necessary removal and/or overexcavation depth bottoms criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist.

4.Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2489 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 5 USE - HOOD/DIRECT LIGHTING

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly on adjoining property or public right-of-way.

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 11 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,

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10.PLANNING. 11 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 12 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. 13 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. 15 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 16 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 verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 18 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),

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10.PLANNING. 19 USE- LIMIT ON SIGNAGE RECOMMND

Any 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. 20 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. 23 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 26 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 28 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 30 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior 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

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10.PLANNING. 30 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 33 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. 35 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. Individual storage spaces may contain lighting, however cannot contain individual utility fixtures. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

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10.PLANNING. 37 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. 38 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 41 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 42 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. 43 USE- ALUC CONDITION #1 RECOMMND

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky

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10.PLANNING. 44 USE- ALUC CONDITION #2 RECOMMND

Determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities re not included in the plot plan and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green. or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 45 USE- ALUC CONDITION #3 RECOMMND

The attached notice shall be provided to all potential purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.

10.PLANNING. 46 USE- ALUC CONDITION #5 RECOMMND

Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

10.PLANNING. 47 USE- MWD CONDITIONS RECOMMND

The letter dated October 26, 2016 from the Metropolitan Water District (attached to the staff report) has provided the following conditions:

1.We note that a segment of the protective slab for our San Diego Pipeline No. 1 as part of the requirement in the year

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10. GENERAL CONDITIONS

10.PLANNING. 47

USE- MWD CONDITIONS (cont.)

RECOMMND

2002 for the widening of Winchester Road by Caltrans and/or County of Riverside will be verified prior to your construction, as shown on Sheet 1 of your revised profile exhibit.

2. The proposed grading which involves cut and fill of 2 to 5 feet over our San Diego Nos 1 and 2 protective slabs to accomodate the 24-foot wide "access and maintenance road" crossing, RV parking area and widening of Winchester Road, as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.

3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However, we require that a 20-foot clear zone be maintained around our manhole structures at all times.

No vibratory compaction equipment in vibratory mode must be used within 25 feet of the centerline of the pipeline.

7. The actual cover over the pipelines must be determined by potholing or other means acceptable to Metropolitan and must be under Metropolitan's supervision. When the cover over our pipelines are between 2.5 and 4 feet, equipment

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10.PLANNING. 47 USE- MWD CONDITIONS (cont.) (cont.) RECOMMND

must be restricted to that which imposes loads no greater than that of a track type tractor weighing a maximum of 12,000 pounds. When the cover is less than 2.5 feet, only hand equipment must be used.

8. We request that a stipulation be added to your plans or specifications to notify Darwin Potter of our Water System Operations Group, telephone (951) 926-5853, at least two working days (Monday through Thursday) prior to starting any work in the vicinity of our facilities.

Facilities constructed within Metropolitan's easement right-of-way shall be subject to the paramount right of Metropolitan's easement right of way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

Please note that the RV parking lot and other improvements proposed within the limits of our right-of-way could be unavailable at any time, for a period of time, in the event excavation of our pipelines becomes necessary for maintenance repair and replacement. Metropolitan will not be responsible for any disruption to the business if this were to occur.

For any other correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number 2028-16-004. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

10.PLANNING. 48 USE- RECIPROCAL ACCESS RECOMMND

Provide an agreement stating that both properties will provide reciprocal access through both access points.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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 - 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

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10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Winchester Road (NS) at:

Skyview Road (EW)

Blue Spruce Lane-Algarve Avenue (EW)

Max Gilliss Blvd-Thompson Road (EW)

Benton Road (EW)

Project Access Road (NS) at:

Max Gilliss Blvd. (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

WASTE DEPARTMENT

10.WASTE. 1

USE - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and

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10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 8 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - 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 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and 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.

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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. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - UWIG COMPLIANCE

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular

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60.EPD. 1 - UWIG COMPLIANCE (cont.)

RECOMMND

maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall 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 noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in

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60.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) RECOMMND

the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

60.EPD. 2 - 30 DAY BUOW SURVEY RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 3 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be

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60.EPD. 3 - NESTING BIRD SURVEY (cont.)

RECOMMND

completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 4 NO GRADING WITHIN MSHCP AREA

RECOMMND

No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

60.EPD. 5 - FUEL MOD CLEARANCE

RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

60.EPD. 6 - MSHCP BARRIERS

RECOMMND

The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval

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60.EPD. 7 - MSHCP DRAINAGE

RECOMMND

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

60.EPD. 8 EPD - BMPS

RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present adjacent to the project site. BMPs shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPs are installed and EPD shall confirm that all BMPs are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

60.EPD. 9 EPD - MSHCP LANDSCAPING

RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies 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".

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FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE ORD 458 SFHA STUDY REQ'D

RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of PP20682/PM33750 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.
- e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.
- f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans

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60.FLOOD RI. 2 USE SUBMIT PLANS (cont.)

RECOMMND

must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owner(s) 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 District for review and approval.

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection,

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60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan (PP) 20682 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

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60.FLOOD RI. 10

USE ZONE 7 PRESENT WORTH MAINT

RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

60.PLANNING. 1

USE - SUBSIDENCE STUDY

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

60.PLANNING. 2

USE - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural

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60.PLANNING. 2

USE - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)The Native American monitor shall keep a daily log of all activities observed related to the project. The daily monitoring logs shall be submitted to the Tribal Cultural Department and used to produce a Tribal Monitoring Letter Report. The letter report will be required to be submitted prior to Grading Final .

3)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.

4)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3

USE - CULTURAL MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services, as well as the Monitoring Plan and a potential Data Recovery Plan to the County Archaeologist to ensure compliance with this condition of approval. Upon

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60.PLANNING. 3 USE - CULTURAL MONITOR (cont.)

RECOMMND

verification and acceptance, the Planning Department shall clear this condition.

Note: The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 4 USE - PLNTLOGST RETAINED (1)

RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 10 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he amount

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60.PLANNING. 10 USE- SKR FEE CONDITION (cont.)

RECOMMND

of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.30 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 13 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan NO. 20682 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. 14 USE - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 15 USE - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any

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60.PLANNING. 15 USE - SECTION 404 PERMIT (cont.)

RECOMMND

watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP/USE - BURROWING OWL SURVEY

RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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60.TRANS. 2

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3

USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.11.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4

USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - HAZMAT WASH RACKS

RECOMMND

Vehicle wash racks are allowed only if discharging to a sewer or if there is a closed loop water filtration system installed. Vehicle wash racks are not permitted to discharge to a septic system or the soil.

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at

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80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE (cont.) RECOMMND
the time of submittal.

80.E HEALTH. 3 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 4 USE - INTERIOR NOISE STUDY RECOMMND

An interior noise study needs to be done of the on-site residential apartment (for the manager/caretaker). The apartment must be soundproofed to ensure the occupants are not exposed to noise above 45 CNEL.

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.

EPD DEPARTMENT

80.EPD. 1 EPD - POST GRADING INSPECTION RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

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FIRE DEPARTMENT

80.FIRE. 1 USE*--#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering the minimum required fire flow per the California Fire Code and Fire Department standards. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department

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80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan (PP) 20682 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for

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80.FLOOD RI. 4 USE MITCHARGE (cont.)

RECOMMND

which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE 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. 3 USE- CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT D.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80:PLANNING. 7 USE- MAXIMUM DWELLING UNITS

RECOMMND

A maximum of ONE (1) dwelling unit is allowed under this permit.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on

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80.PLANNING. 9 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

fences and walls, where applicable.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 20682, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE- LNDSCPNG PROJ SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal for construction documents, the following numbered project specific conditions shall be imposed. Comments below are provided for the applicant to address at the Construction Document level submittal.

1.All slopes 3' and greater must be planted and irrigated to meet the requirements of the Grading Ordinance 457. Applicant must receive a variance from the Building and Safety Department for use of a non-irrigated seed mix on slopes.

2.Details of trail, including dedication / easement and conditions for construction, shall be coordinated with the Planning Department and Department of Parks and Recreation. Implementation shall comply with applicable ordinances.

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SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION

RECOMMND

By the project's design, access on Winchester Road (SR-79) shall be restricted with the exception of one 40' proposed project access point and one 20' access for RCFC&WCD. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Winchester Road (SR-79).

TRANS DEPARTMENT

80.TRANS. 1 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.

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

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80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. 2

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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80.TRANS. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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. 4 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 5 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Winchester Road (SR-79) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per Standard No. 83, Ordinance 461.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a

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80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.
- (4) Street sweeping along.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 8 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Winchester Road

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80.TRANS. 8 USE - LANDSCAPING (cont.) RECOMMND

(SR-79) and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 10 USE - COMPLY W/MWD REQUESTS RECOMMND

The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

80.TRANS. 11 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 12 USE - TS/GEOMETRICS RECOMMND

The intersection of Winchester Road (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: two through lanes, one right-turn lane
Eastbound: one right-turn lane
Westbound: N/A

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80.TRANS. 12 USE - TS/GEOMETRICS (cont.)

RECOMMND

NOTE: The project driveway shall be restricted to right-in/right-out turning movements. Left-turns are prohibited. The project shall provide channelization in the form of a raised median island at the driveway and along the center of Winchester Road. The raised median along Winchester Road shall be of sufficient length to discourage drivers from performing illegal U-turns.

The intersection of Project Access Road (NS) at Max Gillis Blvd. (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one right-turn lane
Eastbound: two through lanes
Westbound: one through lane, one shared through/right-turn lane

NOTE 1: The project driveway shall be restricted to right-in/right-out turning movements. Left-turns are prohibited. The project shall provide channelization in the form of a raised median island on Max Gillis Blvd.

NOTE 2: This driveway access is considered temporary and is ultimately planned to be realigned to the west at such time the adjacent property develops.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

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,

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80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE (cont.) RECOMMND

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.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.E HEALTH. 5 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

EPD DEPARTMENT

90.EPD. 1 EPD - FINAL UWIG INSPECTION RECOMMND

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other

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90.EPD. 1 EPD - FINAL UWIG INSPECTION (cont.) RECOMMND

biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings 3,600 square feet or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

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

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90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.)

RECOMMND

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 FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

PLANNING DEPARTMENT

90.PLANNING. 5 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of two(2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 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. 13 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. 20 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 21 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 24 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type

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90.PLANNING. 24 USE- SKR FEE CONDITION (cont.)

RECOMMND

of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.30 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 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. 28 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 Plot Plan No. 20682 is calculated to be 5.30 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 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

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90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and 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 Plot Plan No. 20682 has been calculated to be 5.30 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 - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and

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90.TRANS. 2

USE - LANDSCAPE INSPECTOR REQUIREMENTS (cont.)

RECOMMEND

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. 3

USE - LC COMPLY W/ LANDSCAPE/ IRR

RECOMMEND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4

USE - ST DESIGN/IMP CONCEPT

RECOMMEND

The street design and improvement concept of this project shall be coordinated with PM33750 and PP26212.

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90.TRANS. 5 USE - CALTRANS 1

RECOMMND

The project proponent shall comply with Caltrans recommendations as outlined in their letter dated August 9, 2016.

90.TRANS. 6 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 8 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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90.TRANS. 9 USE - UTILITY INSTALL (cont.)

RECOMMND

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

90.TRANS. 10 USE - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

90.TRANS. 11 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 Winchester Road (SR-79).
- (2) Streetlights.
- (3) Traffic signals located on Winchester Road (SR-79) at intersection of Thompson Road/Max Gilliss Boulevard.
- (4) Street sweeping.

90.TRANS. 12 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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90.TRANS. 12 USE - IMP PLANS (cont.)

RECOMMND

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. 13 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Winchester Road (SR-79).

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 14 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Winchester Road (SR-79).

90.TRANS. 15 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

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90.TRANS. 16

USE - IMPROVEMENT

RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' to 68' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55' to 68'/92') (Modified for increased AC improvement from 55' to 68'.)

- NOTE: 1. 8' meandering concrete sidewalk shall be constructed within the 24' to 37' parkway per Standard No. 404, Ordinance 461.
2. A 40'wide driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
3. A concrete pork chop shall be constructed at the center to restrict left-out movements as approved by CALTRANS.
4. Acceleration and deceleration AC pavement lane shall be constructed to the north project boundary per 60 mph speed limit.
5. A 400' long curbed landscape median shall be constructed at the centerline to restrict left-turn movement per Standard No. 83, Ordinance 461 as follow:
- a. 275' south of the centerline of proposed driveway and 125' north of the centerline of proposed driveway and as approved by CALTRANS.
6. Street improvement plans shall be submitted to CALTRANS for review and approval.

90.TRANS. 17

USE-TEMP OFF-SITE ACCESS IMPVT

RECOMMND

A temporary access road, from Max Gilliss Boulevard to project westerly boundary, shall be improved with 24' AC pavement within 100' full-width existing Old Leon Road right-of-way as directed by the Riverside County Director of Transportation.

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90.TRANS. 17 USE-TEMP OFF-SITE ACCESS IMPVT (cont.) RECOMMND

Note: 1. Construct a raised curb median along Max Gilliss Boulevard at the intersection of temporary access road (old Leon Road) to restrict a left-out/-in movement as directed by Riverside County Director of Transportation.

2. The temporary access road (along old Leon Road) will be vacated if and when the adjacent property (APN: 480-106-061) is developed and permanent access is secured or/and as directed by the Director of Transportation.

90.TRANS. 18 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM 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.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

COPY

Office of the General Manager

Your Job No. 01.145.000
MWD San Diego Pipeline Nos. 1 and 2
Sta. 978+00 to 986+00
Substr. Job No. 2028-16-004

October 26, 2016

Mr. Benjamin J. Stables III
Proactive
Suite 200
25109 Jefferson Avenue
Murrieta, CA 92562

Dear Mr. Stables:

French Valley Self-Storage/Car Wash -- Tentative Parcel Map 33750

Thank you for your letter of transmittal dated September 28, 2016, submitting prints of your Tentative Parcel Map No. 33750 and revised conceptual grading plan (Sheet G-1), and Change of Zone map (one sheet) for the proposed self-storage and car wash project located north of Winchester Road (State Route 79) and east of Leon Road (to be vacated) in the county of Riverside.

We also received your email on October 6, 2016, submitting a revised profile exhibit (Sheet 1 of 1), for this project.

We have reviewed your submitted revised plans, and our comments and requirements are as follows:

1. The locations of Metropolitan's 54- and 60-inch-inside-diameter San Diego Pipeline Nos. 1 and 2, appurtenant manhole structures and accompanying 120-

foot-wide permanent easement right-of-way, as shown on Sheet 1 of the revised profile exhibit and Sheet G-1 of the conceptual grading plan, are in agreement with our records.

We note that a segment of the protective slab for our San Diego Pipeline No. 1 as part of the requirement in the year 2002 for the widening of Winchester Road by Caltrans and/or County of Riverside will be verified prior to your construction, as shown on Sheet 1 of your revised profile exhibit.

2. The proposed grading which involves cut and fill of 2 to 5 feet over our San Diego Nos. 1 and 2 and protective slabs to accommodate the 24-foot-wide "access and maintenance road" crossing, RV parking area and widening of Winchester Road, as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.
3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

In the event that the required protective slab for our San Diego Pipeline No. 1 were not installed as part of what is now the widened Winchester Road, then we will require the protective slab be extended from the edge of our existing encasement to the extent of the proposed RV parking area.

4. We note that the proposed 10-feet-by-20-feet POD storage containers are removed from the limits of our right-of-way, which is acceptable to Metropolitan.
5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However,

Mr. Benjamin J. Stables III
Page 4
October 26, 2016

Facilities constructed within Metropolitan's easement right-of-way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights, find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

Please note that the RV parking lot and other improvements proposed within the limits of our right-of-way could be unavailable at any time, for a period of time, in the event excavation of our pipelines becomes necessary for maintenance repair and replacement. Metropolitan will not be responsible for any disruption to the business if this were to occur.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

Very truly yours,

**ORIGINAL SIGNED BY
KIERAN M. CALLANAN**

Kieran M. Callanan, P.E.
Manager, Substructures Team

KC/km
DOC#: 2028-16-004b

Enclosures (3)

cc: Mr. Brett Dawson
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Street
Riverside, CA 92501



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 11, 2016

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County Administrative Center
4080 Lemon St. 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Brett Dawson, Project Planner
County of Riverside Planning Department
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1066FV16
Related File No.: CZ07180, PM33750, PP20682
APN: 480-170-014

Dear Mr. Dawson:

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) found Change of Zone No. 07180, a proposal to change the zoning of a 1.66-acre portion of a 10.38-acre parcel (APN: 480-170-014) located along the west side of Winchester Road, northerly of its intersection with Max Gilliss Boulevard, easterly of the alignment of Leon Road, and southwesterly of Penny Cress Lane in the unincorporated Riverside County community of French Valley from I-P (Industrial Park) to M-SC (Manufacturing-Service Commercial), **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this proposal. Both the existing and proposed zoning are consistent with the French Valley ALUCP.

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) found Tentative Parcel Map No. 33750, a proposal to subdivide 12.76 acres (the 10.38-acre parcel, plus a portion of the right-of-way of Leon Road that would be vacated) into four parcels (plus 0.08 acres that would be the right-of-way of Winchester Road), and Plot Plan No. 20682, a proposal to develop a mini-warehousing facility and car wash on 6.84 acres of the 10.38 acre parcel as referenced above, **CONSISTENT** with the 2007 FVALUCP, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

AIRPORT LAND USE COMMISSION

March 11, 2016

2. Determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the Plot Plan and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.
4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.
5. Any proposed water detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

PR/JJGJG

Attachment: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

March 11, 2016

cc: Owen Wickstrand (representative)
CA Watson Properties (applicant/payee)
Winchester Road LLC c/o Scott Richards (property owner)
Daryl Shippy, Airports Manager, Riverside County EDA – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1066FV16\ZAP1066FV16LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

Compatibility Zones

— Airport Influence Area Boundary

Zone A

Zone B1

Zone B2

Zone C

Zone D

Zone E

Boundary Lines

— Airport Property Line

--- City Limits

• Height Review Overlay Zone

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAI Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission

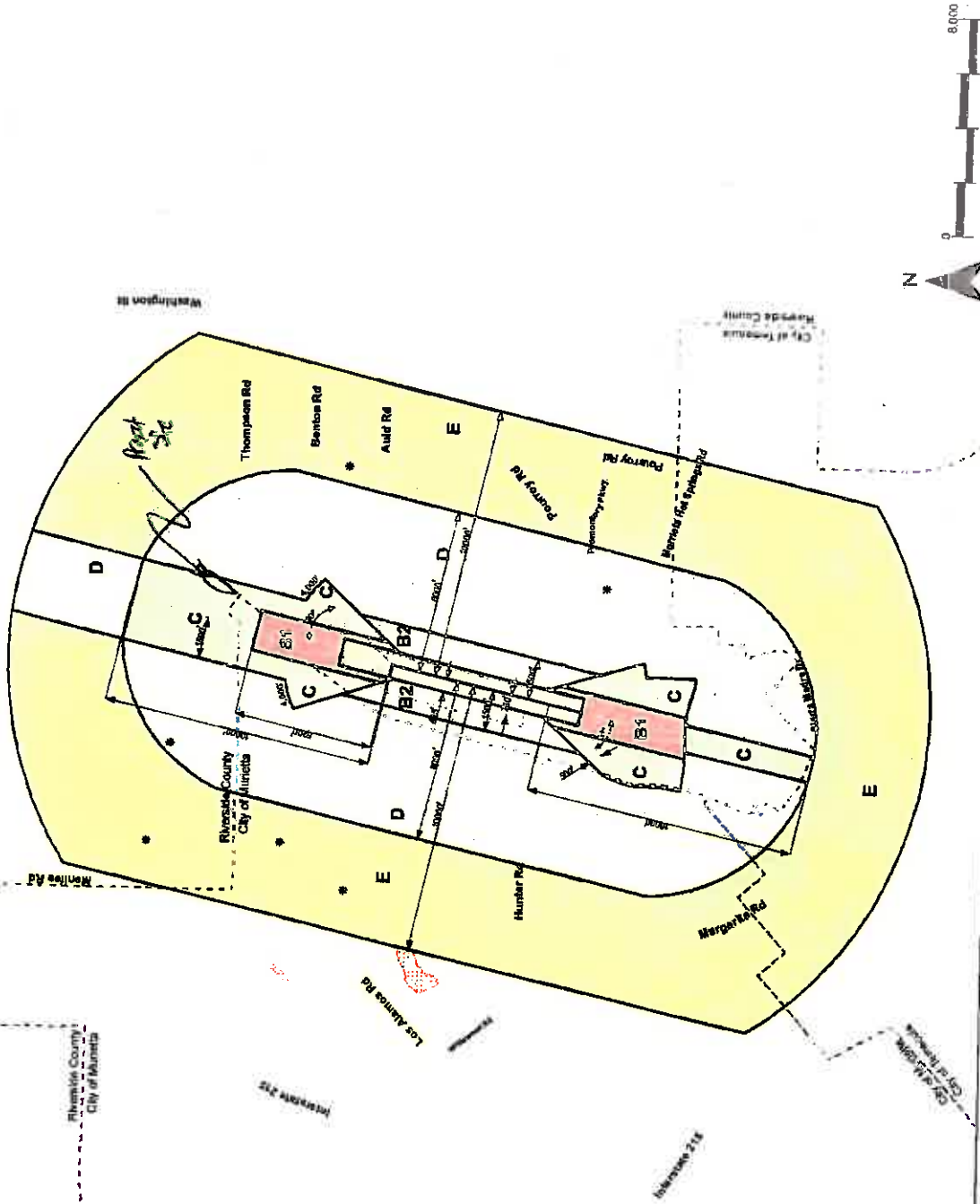
Riverside County
Airport Land Use Compatibility Plan
Policy Document

(April 2010)

Map FV-1

Compatibility Map

French Valley Airport



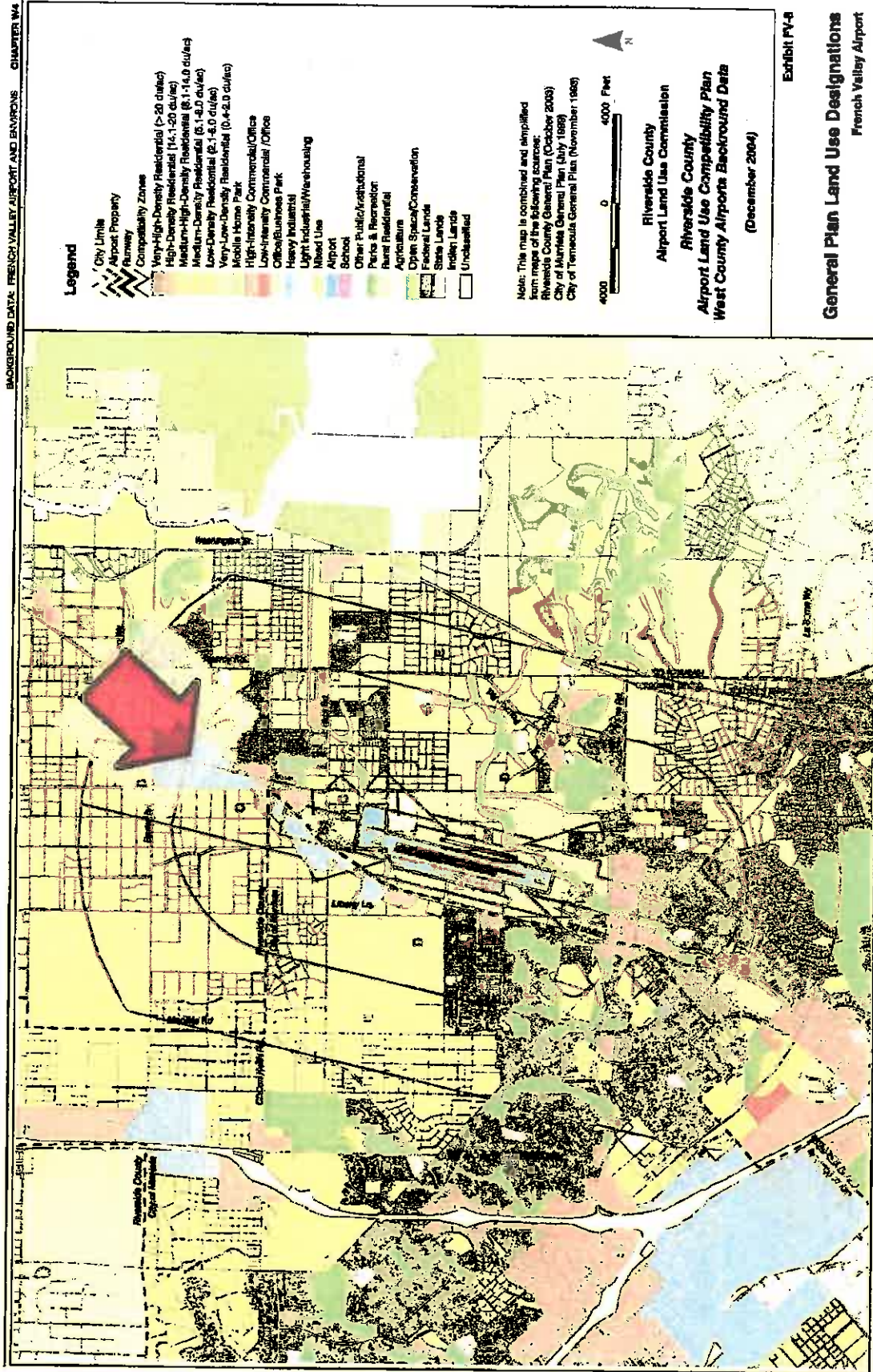
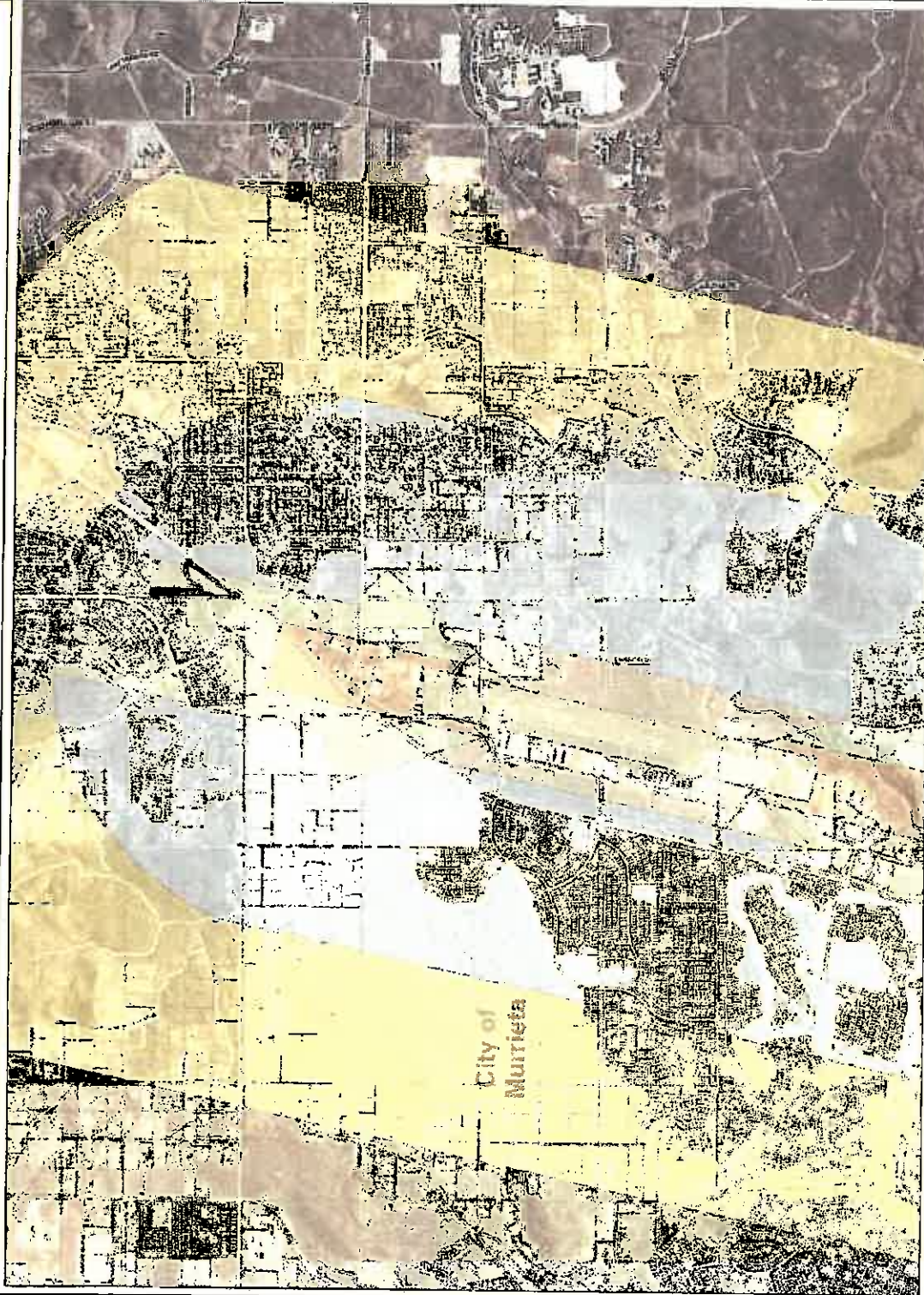


Exhibit 14-3

General Plan Land Use Designations French Valley Airport

My Map



Legend

Airport Compatibility

OTHER ZONE

- ☒ A
- ☐ A-EXC1
- ☐ B1
- ☐ B1-APZ I
- ☐ B1-APZ I-EXC1
- ☐ B1-APZ II
- ☐ B1-APZ II-EXC1
- ☐ B1-EXC1
- ☐ B2
- ☐ B2-EXC1
- ☐ C
- ☐ C1
- ☐ C1-EXC1
- ☐ C1-EXC3
- ☐ C1-EXC4
- ☐ C1-HIGHT
- ☐ C2
- ☐ C2-EXC1
- ☐ C2-EXC2
- ☐ C2-EXC3
- ☐ C2-EXC5
- ☐ C2-EXC6
- ☐ C2-HIGHT
- ☐ C2-HIGHT-EXC1
- ☐ C2-HIGHT-EXC5

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.



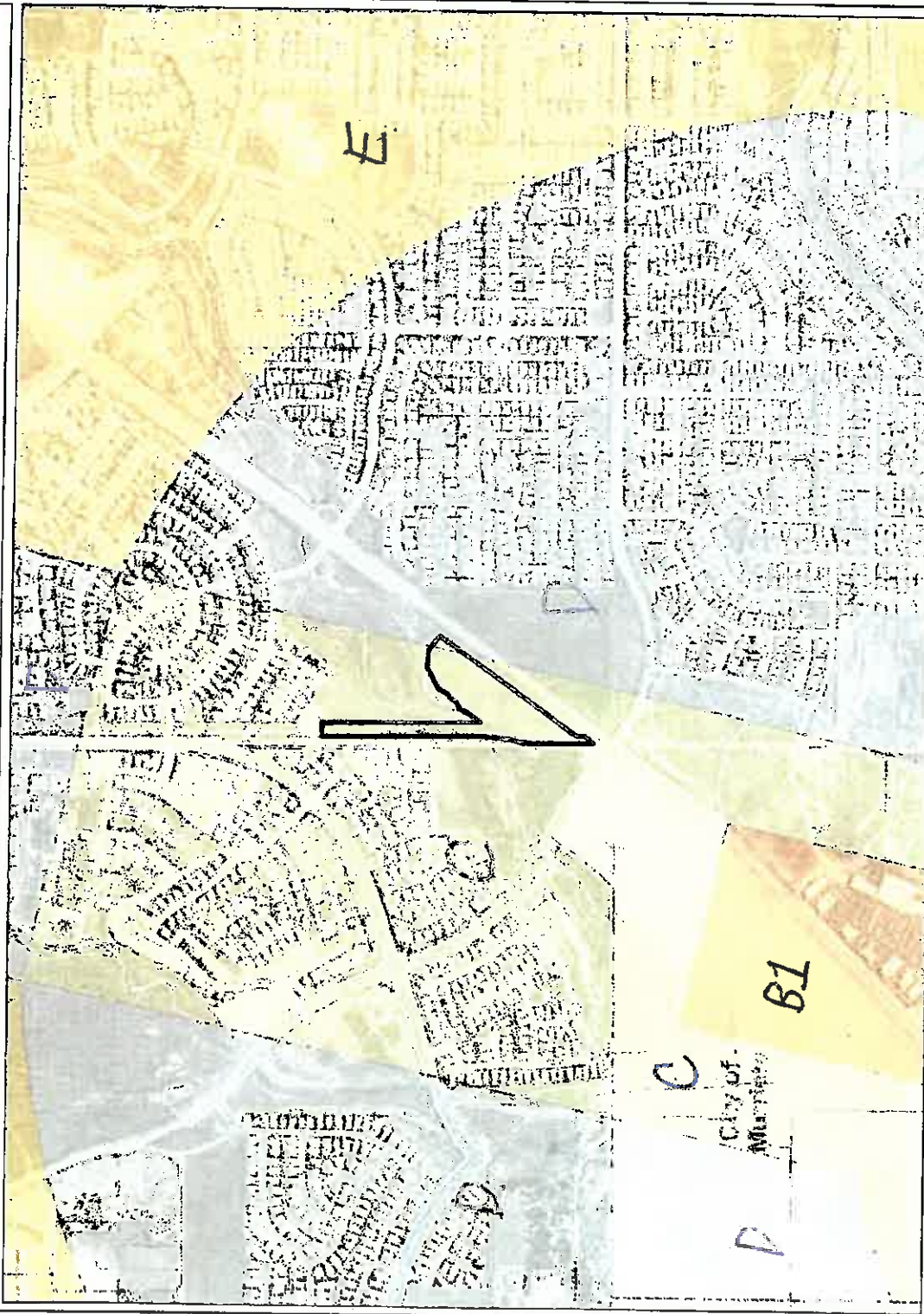
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REPORT PRINTED ON: 1/28/2016 11:25:33 AM

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My Map



Legend

- ☐ Display Parcels
- ☒ Airport Compatibility
- ☒ OTHER ZONE
- ☐ A
- ☐ A-EXC1
- ☐ B1
- ☐ B1-APZ I
- ☐ B1-APZ I-EXC1
- ☐ B1-APZ II
- ☐ B1-APZ II-EXC1
- ☐ B1-EXC1
- ☐ B2
- ☐ B2-EXC1
- ☐ C
- ☐ C1
- ☐ C1-EXC1
- ☐ C1-EXC3
- ☐ C1-EXC4
- ☐ C1-HIGHT
- ☐ C2
- ☐ C2-EXC1
- ☐ C2-EXC2
- ☐ C2-EXC3
- ☐ C2-EXC5
- ☐ C2-EXC6
- ☐ C2-HIGHT
- ☐ C2-HIGHT-EXC1

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.

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© Riverside County TLMA GIS



0 1,331

2,662 Feet



My Map



- Legend**
- Runways
 - City Boundaries
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylin
 - 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.



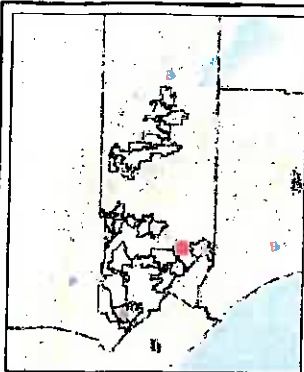
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© Riverside County TLMA GIS

My Map



Legend

- Runways
- City Boundaries
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- 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.



2,271

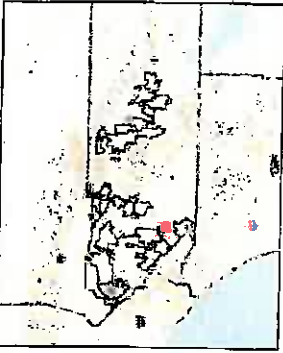
4,542 Feet



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My Map



- Legend**
- ☐ Display Parcels
 - ☐ City Boundaries
 - ☐ Cities
 - roads
 - anno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - 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.



0 1,331

2,662 Feet



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© Riverside County TLMA GIS

My Map



- Legend**
- Runways
 - City Boundaries
 - roads
 - sanitary
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - 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.

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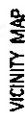
© Riverside County TLMA GIS



1,136 Feet

568

0



1.	ORIGINAL SITE PLAN
2.	ENLARGED ENTRY AREA SITE PLAN
3.	FIRST FLOOR ENTRY AREA PLAN
4.	SECOND FLOOR ENTRY AREA PLAN
5.	OFFICE/MEETING FLOOR PLANS
6.	ELEVATIONS
7.	ELEVATIONS
8.	ELEVATIONS
9.	ELEVATIONS
10.	CA' NORTH FLOOR PLAN AND ELEVATION
11.	CONCEPTUAL SHADING PLAN
12.	OVERHEAD LANDSCAPE PLAN
13.	DETAILED LANDSCAPE PLAN

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/01	OPENING BALANCE	100.00	100.00
2/1/01	PAYROLL	50.00	50.00
3/1/01	RENT	25.00	25.00
4/1/01	UTILITIES	15.00	10.00
5/1/01	INSURANCE	10.00	0.00
6/1/01	SALES	100.00	100.00
7/1/01	PAYROLL	50.00	50.00
8/1/01	RENT	25.00	25.00
9/1/01	UTILITIES	15.00	10.00
10/1/01	INSURANCE	10.00	0.00
11/1/01	SALES	100.00	100.00
12/1/01	PAYROLL	50.00	50.00
1/1/02	RENT	25.00	25.00
2/1/02	UTILITIES	15.00	10.00
3/1/02	INSURANCE	10.00	0.00
4/1/02	SALES	100.00	100.00
5/1/02	PAYROLL	50.00	50.00
6/1/02	RENT	25.00	25.00
7/1/02	UTILITIES	15.00	10.00
8/1/02	INSURANCE	10.00	0.00
9/1/02	SALES	100.00	100.00
10/1/02	PAYROLL	50.00	50.00
11/1/02	RENT	25.00	25.00
12/1/02	UTILITIES	15.00	10.00
1/1/03	INSURANCE	10.00	0.00
2/1/03	SALES	100.00	100.00
3/1/03	PAYROLL	50.00	50.00
4/1/03	RENT	25.00	25.00
5/1/03	UTILITIES	15.00	10.00
6/1/03	INSURANCE	10.00	0.00
7/1/03	SALES	100.00	100.00
8/1/03	PAYROLL	50.00	50.00
9/1/03	RENT	25.00	25.00
10/1/03	UTILITIES	15.00	10.00
11/1/03	INSURANCE	10.00	0.00
12/1/03	SALES	100.00	100.00
1/1/04	PAYROLL	50.00	50.00
2/1/04	RENT	25.00	25.00
3/1/04	UTILITIES	15.00	10.00
4/1/04	INSURANCE	10.00	0.00
5/1/04	SALES	100.00	100.00
6/1/04	PAYROLL	50.00	50.00
7/1/04	RENT	25.00	25.00
8/1/04	UTILITIES	15.00	10.00
9/1/04	INSURANCE	10.00	0.00
10/1/04	SALES	100.00	100.00
11/1/04	PAYROLL	50.00	50.00
12/1/04	RENT	25.00	25.00
1/1/05	UTILITIES	15.00	10.00
2/1/05	INSURANCE	10.00	0.00
3/1/05	SALES	100.00	100.00
4/1/05	PAYROLL	50.00	50.00
5/1/05	RENT	25.00	25.00
6/1/05	UTILITIES	15.00	10.00
7/1/05	INSURANCE	10.00	0.00
8/1/05	SALES	100.00	100.00
9/1/05	PAYROLL	50.00	50.00
10/1/05	RENT	25.00	25.00
11/1/05	UTILITIES	15.00	10.00
12/1/05	INSURANCE	10.00	0.00
1/1/06	SALES	100.00	100.00
2/1/06	PAYROLL	50.00	50.00
3/1/06	RENT	25.00	25.00
4/1/06	UTILITIES	15.00	10.00
5/1/06	INSURANCE	10.00	0.00
6/1/06	SALES	100.00	100.00
7/1/06	PAYROLL	50.00	50.00
8/1/06	RENT	25.00	25.00
9/1/06	UTILITIES	15.00	10.00
10/1/06	INSURANCE	10.00	0.00
11/1/06	SALES	100.00	100.00
12/1/06	PAYROLL	50.00	50.00
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3/1/07	INSURANCE	10.00	0.00
4/1/07	SALES	100.00	100.00
5/1/07	PAYROLL	50.00	50.00
6/1/07	RENT	25.00	25.00
7/1/07	UTILITIES	15.00	10.00
8/1/07	INSURANCE	10.00	0.00
9/1/07	SALES	100.00	100.00
10/1/07	PAYROLL		

	Q & A STORY	20,467 SQ. FT.
BUILDING #	(3 STORIES)	7,890 SQ. FT.
BUILDING #	(1 & 2 STORIES)	21,322 SQ. FT.
BUILDING #	(2 STORIES)	68,773 SQ. FT.
TOTAL		97,159 SQ. FT.

STORAGE SUBTOTAL

USE OF STORAGE TANK	222,041 SQ. FT.
CAR WASH	4,785 SQ. FT.
PROJECT TOTAL	226,826 SQ. FT.

STORAGE POD - 1070	23	2,900 SQ. FT.
STORAGE POD - 2020	9	1,400 SQ. FT.
TOTAL	32	4,300 SQ. FT.

STORAGE - 1060	8	2,800 SQ. FT.
STORAGE - 1250	7	1,000 SQ. FT.
TOTAL	15	3,800 SQ. FT.

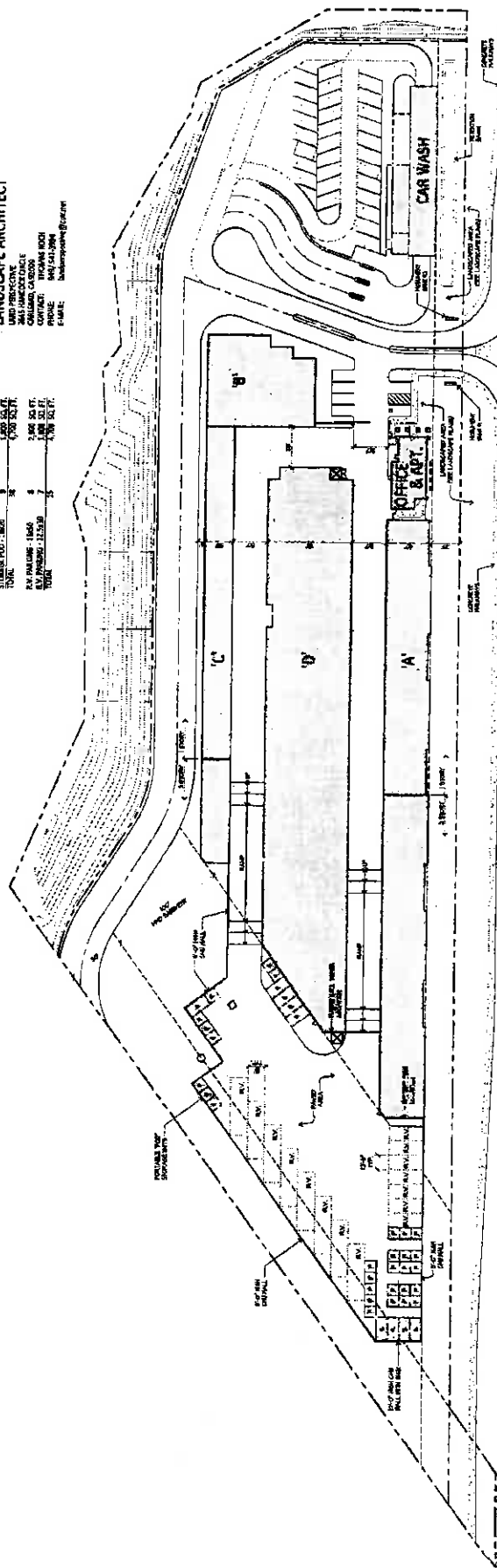
WILKINSON HOLDINGS LLC
P.O. BOX 90423
PALESTINE, NY 13676
CONTACT: J. SCOTT MCMAHON, MANAGER
PHONE: 435/640-1252
E-MAIL: jscottm@earthlink.net

CA WATSON PROPERTIES, LLC
 4300 COUNTRY ROAD, SUITE 502
 DALLAS, TX 75258
 CONTACT: ERIC PALMER
 PHONE: 512/728-5551
 E-MAIL: eric.palmer@cwproperties.com

WALL ARCHITECTURAL GROUP
 23405 PURVIS AVE., SUITE 205
 MISSION VIEJO, CA 92693
 CONTACT: ANGEL WALL
 PHONE: 949/345-3777
 E-MAIL: angwall@att.net

CIVIL ENGINEER
C & S ENGINEERS, INC.
2000 CAMINO DEL NORTON, SUITE 3000
SAN DIEGO, CA 92108
CONTACT: MEMBERSHIP STAFFING IN
PHONE 951/594-4824
FAX 951/594-4824
Service@csengr.com

LAND PERSPECTIVE
JAMES HAMEL CIRCLE
 CARLSBAD, CA 92006
CONTACT: THOMAS HOCH
PHONE: 949/541-3694
E-MAIL: landperspective@earthlink.net



WINCHESTER ROAD



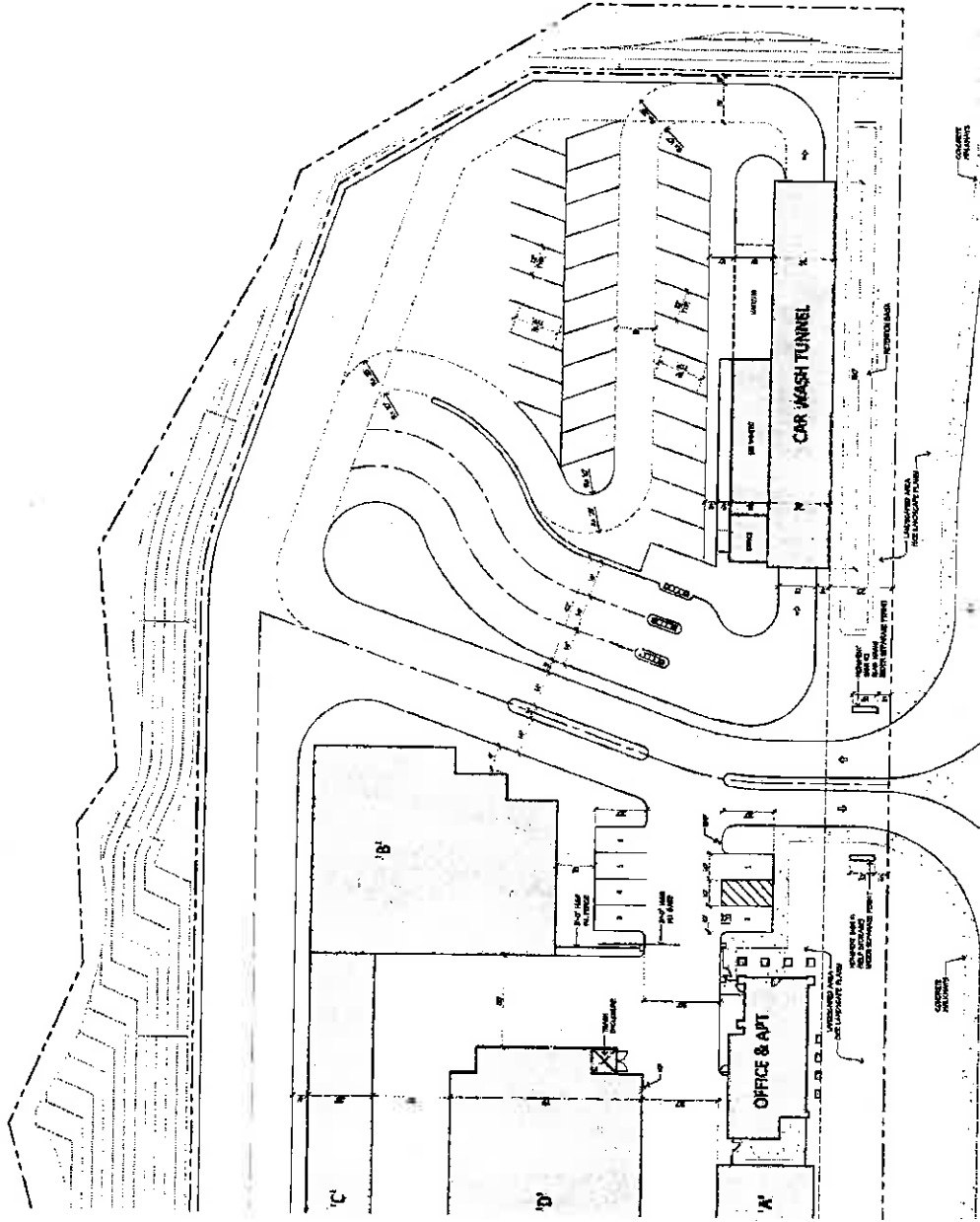
FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

026-51
510516

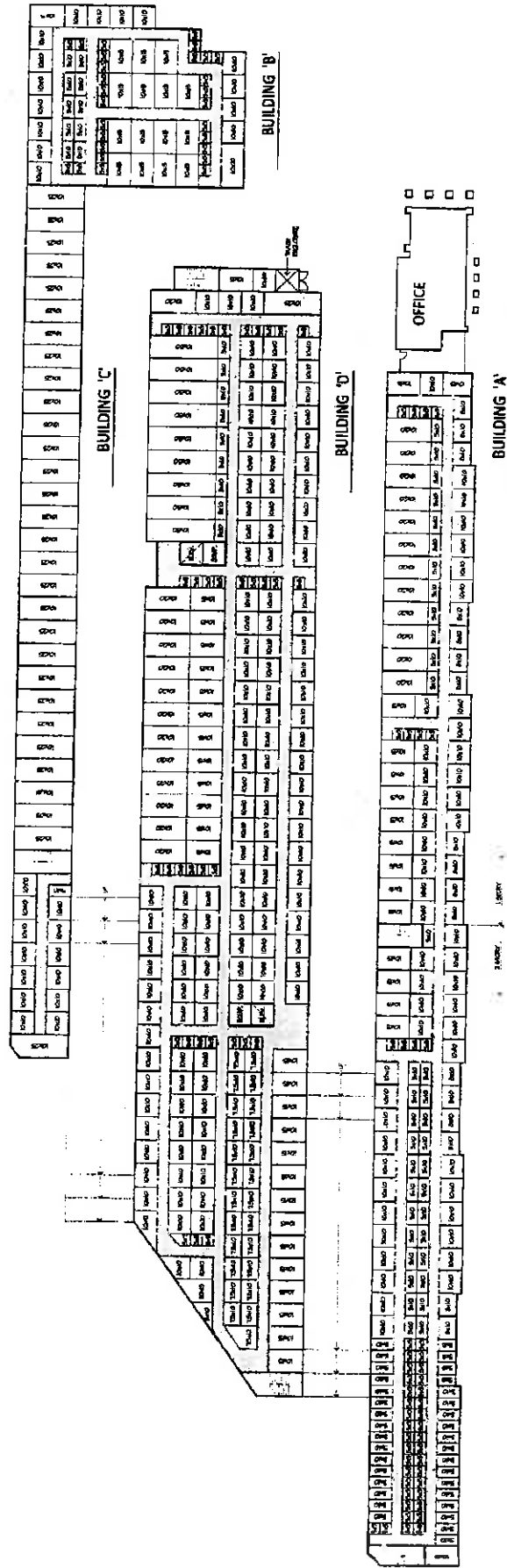




FRENCH VALLEY SELF STORAGE AND CAR WASH ENLARGED ENTRY AREA SITE PLAN
RIVERSIDE COUNTY, CA

11.30.13
SCALE 1" = 20'-0"
15-200

UNIT MIX TABULATION				
TYPE OF UNIT	NO. OF UNITS	SQ. FT. UNIT	TOTAL SQ. FT.	TOTAL SQ. FT.
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
12	1	1	1	1
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94	1	1	1	1
95	1	1	1	1
96	1	1	1	1
97	1	1	1	1
98	1	1	1	1
99	1	1	1	1
100	1	1	1	1



FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

1st FLOOR UNIT MIX PLANS

SCALE: 1" = 20'-0"

15.000



VALLI
ARCHITECTURAL
GROUP
2005 BERNARD AVENUE, SUITE 100
MONTROSE, CALIFORNIA 92546
TEL: 951-251-1177
WWW.VALLIARCH.COM

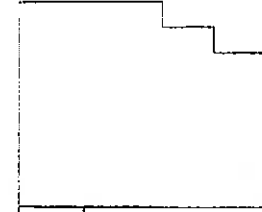
UNIT MIX TABLE				
NO. OF UNITS	SQ. FT. UNIT	SQ. FT. UNIT	SQ. FT. UNIT	TOTAL SQ. FT.
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
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TOTAL	445	445	445	445

SECTION 1
NORTH

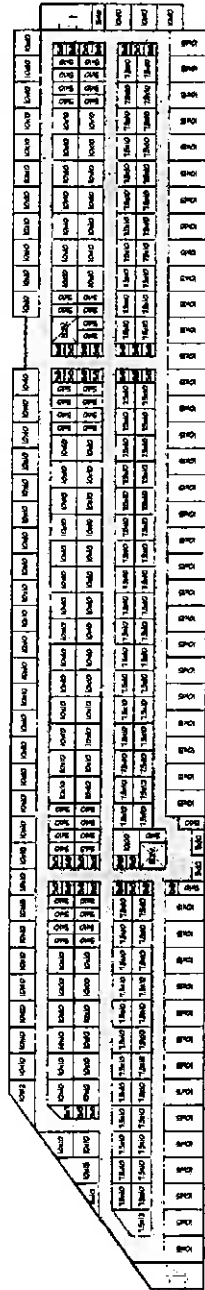


BUILDING 'C'

BUILDING 'C'

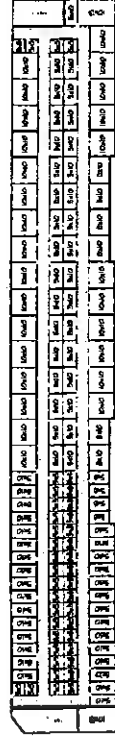


BUILDING 'B'

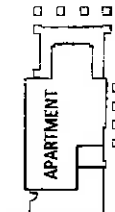


BUILDING 'D'

SECTION 2
NORTH



BUILDING 'A'



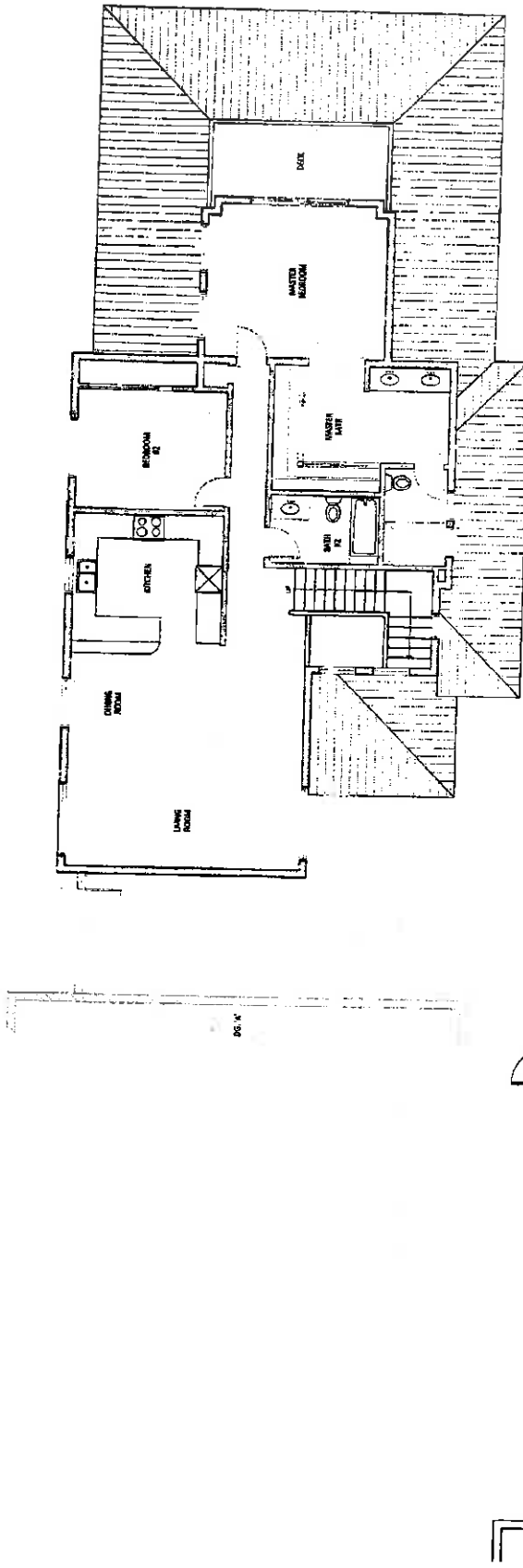
BUILDING 'D'

BUILDING 'A'

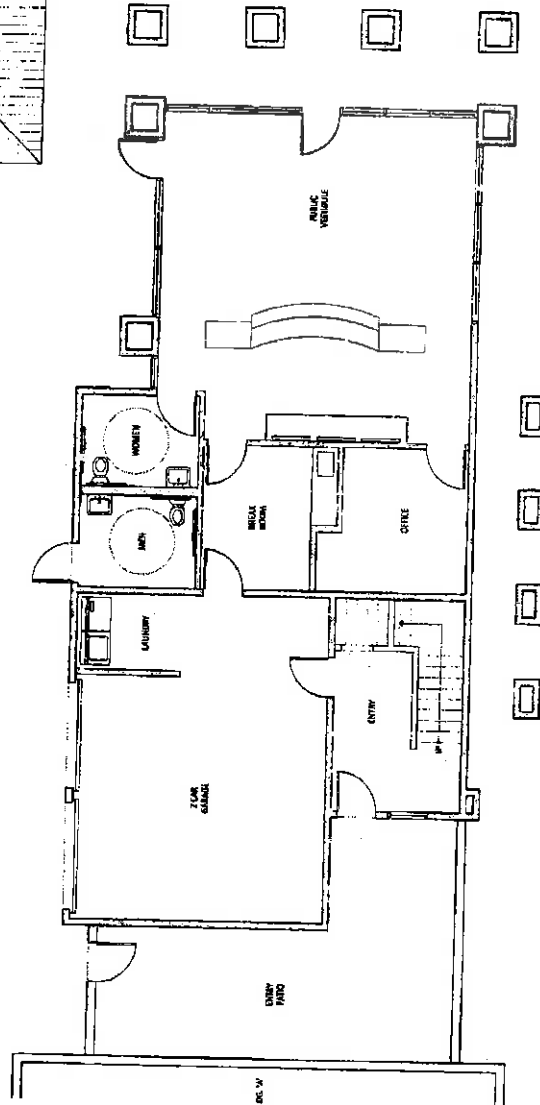


FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

2nd FLOOR UNIT MIX PLANS
SCALE: 1" = 30'-0"
11.30.13
84,200



APARTMENT 2nd FLOOR

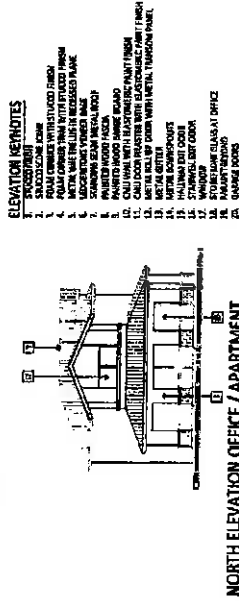
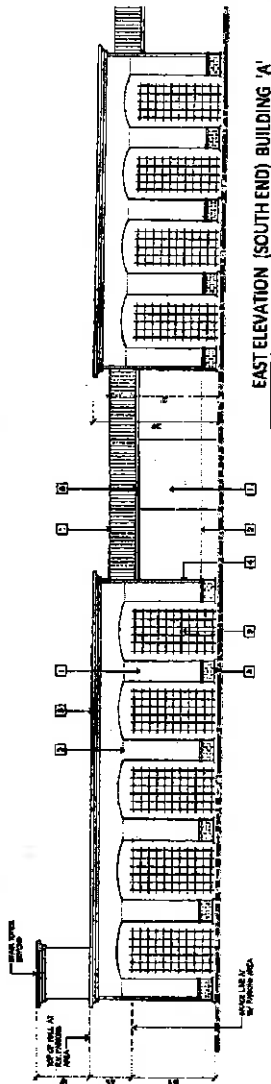


OFFICE 1st FLOOR

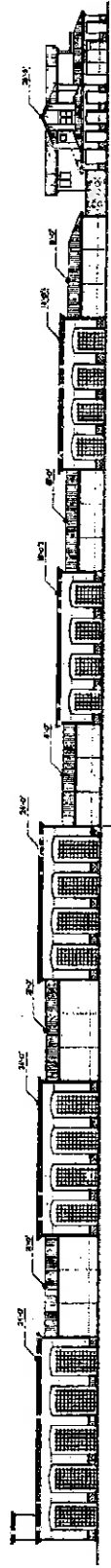
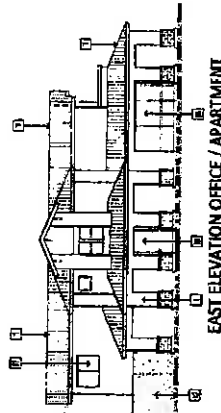
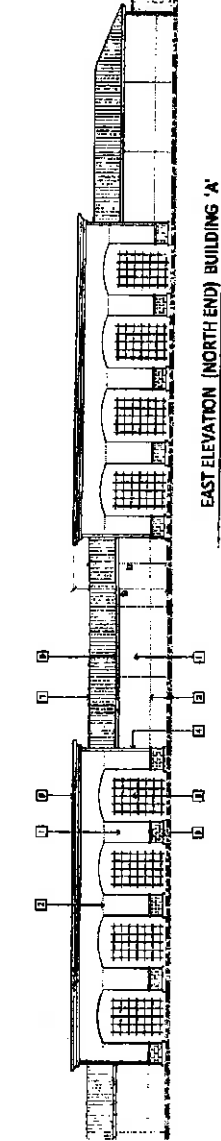
FRENCH VALLEY SELF STORAGE AND CAR WASH OFFICE/ APARTMENT FLOOR PLANS
RIVERSIDE COUNTY, CA



SCALE: 1/8" = 1'-0"
31.30.15
31.30.15



- ELEVATION KEYNOTES**
1. EXTERIOR FINISH
 2. EXTERIOR FINISH
 3. EXTERIOR FINISH
 4. EXTERIOR FINISH
 5. EXTERIOR FINISH
 6. EXTERIOR FINISH
 7. EXTERIOR FINISH
 8. EXTERIOR FINISH
 9. EXTERIOR FINISH
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 23. EXTERIOR FINISH
 24. EXTERIOR FINISH
 25. EXTERIOR FINISH



BUILDING 'A' / OFFICE / APARTMENT OVERALL EAST ELEVATION

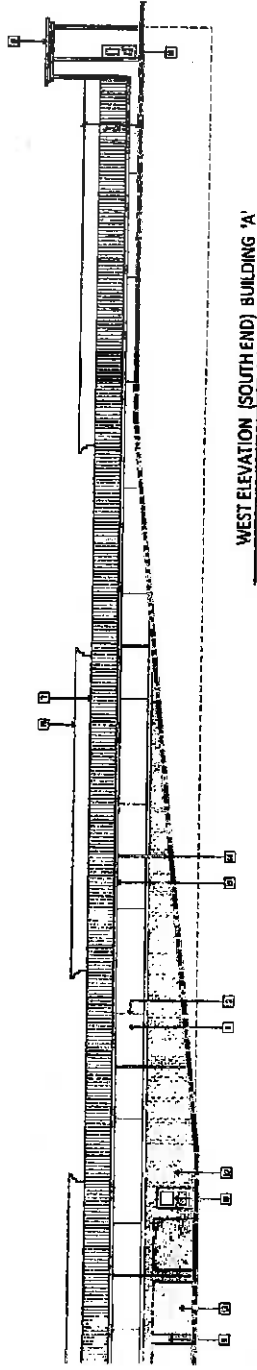
FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

ELEVATIONS

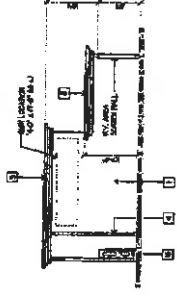
SCALE: 1/8" = 1'-0"

11.10.15

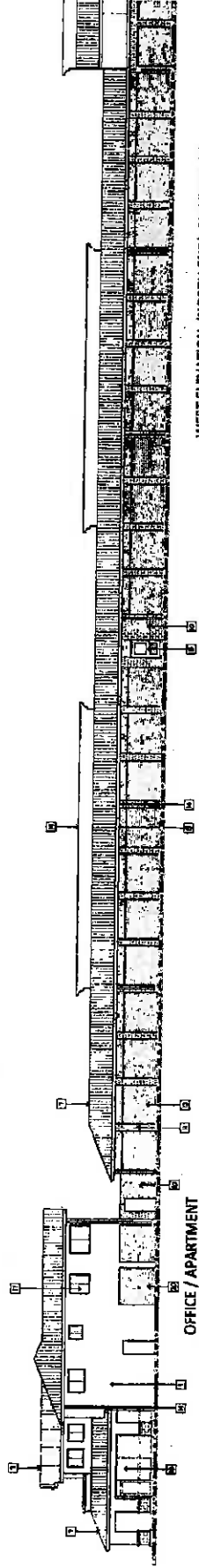
15.100



WEST ELEVATION (SOUTH END) BUILDING 'A'



SOUTH ELEVATION BUILDING 'A'



WEST ELEVATION (NORTH END) BUILDING 'A'



BUILDING 'A' / OFFICE / APARTMENT OVERALL WEST ELEVATION

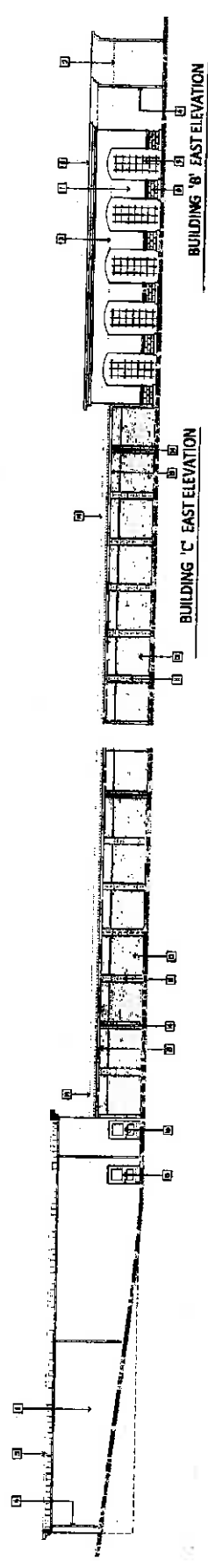
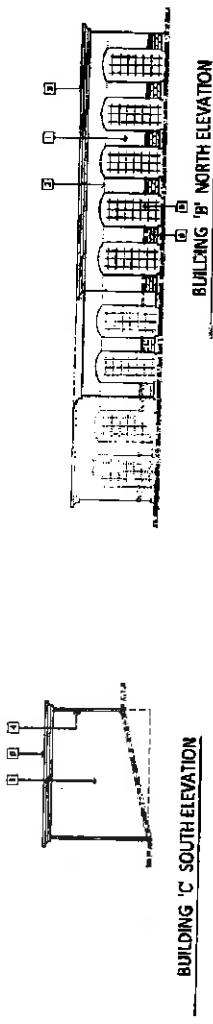
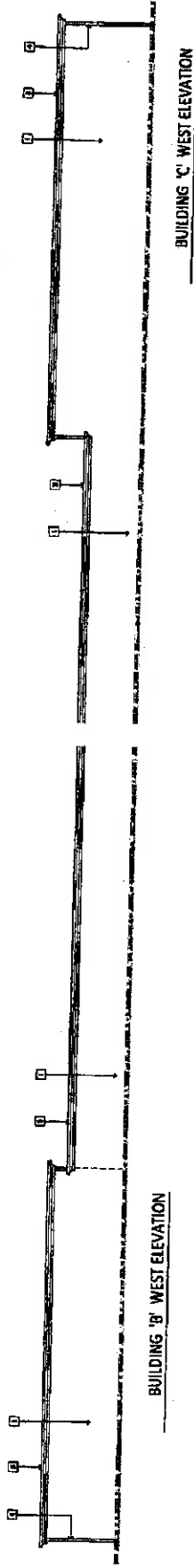
NOTE:
SEE SHEET FOR ELEVATION DETAILS

FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

ELEVATIONS

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

11.3X15
17.3X0



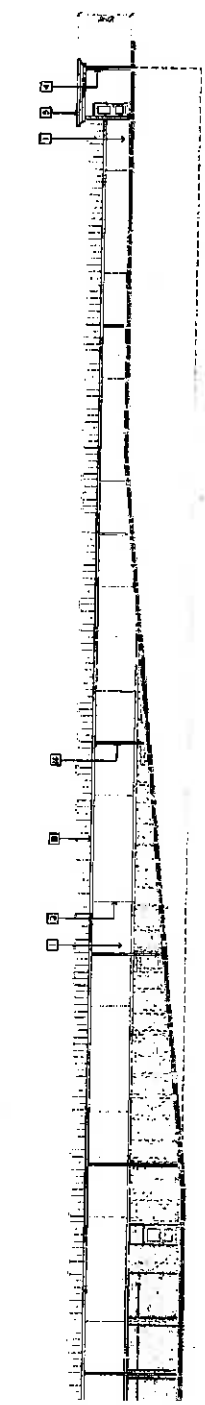
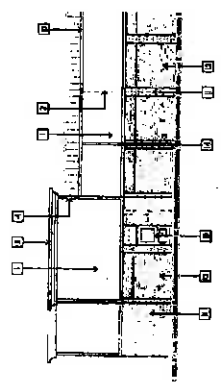
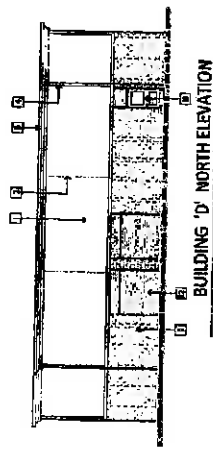
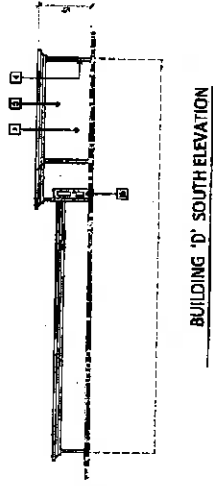
NOTE:
SEE SHEET 6 FOR ELEVATION FINISHES

FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

ELEVATIONS

SCALE: 1/4" = 1'-0"

21.00.00
19.30.00



BUILDING 'D' WEST ELEVATION

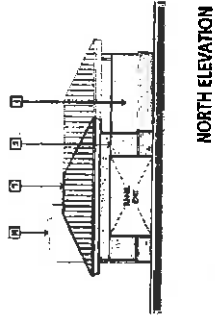
BUILDING 'D' EAST ELEVATION

NOTE:
SEE SHEET 6 AND 1 FOR ELEVATION NOTES

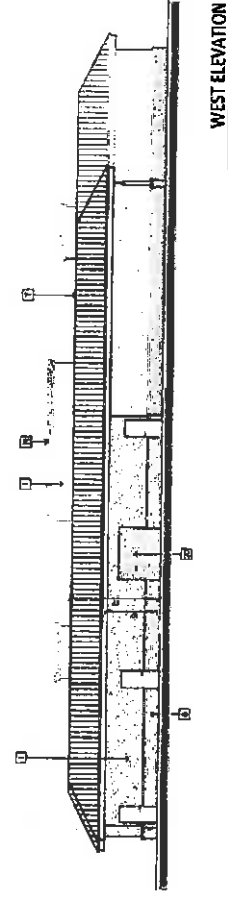
FRENCH VALLEY SELF STORAGE AND CAR WASH RIVERSIDE COUNTY, CA

ELEVATIONS

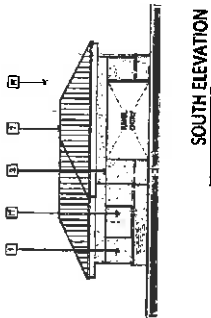
21.30.15
11.3.24



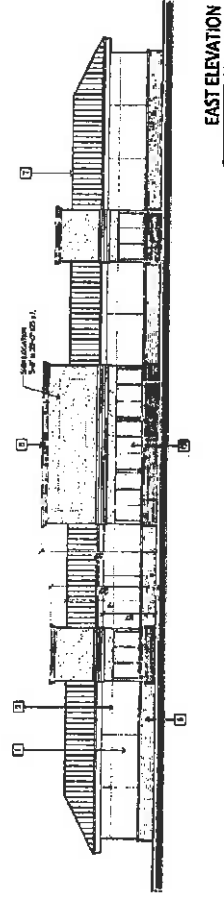
NORTH ELEVATION



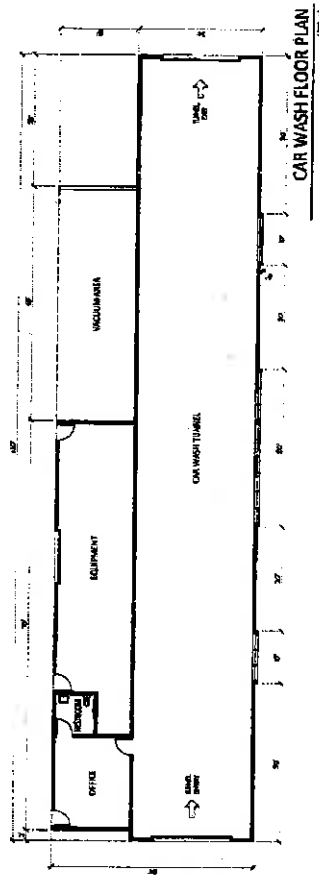
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



CAR WASH FLOOR PLAN

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

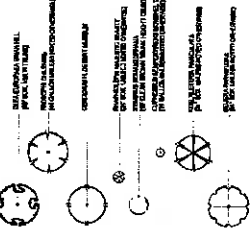
SCALE: 1" = 10'-0"

11.30.15

15.30

LANDSCAPE LEGEND

SYMBOLS: TREES, VINES, SHRUBS & VINES, GRASS, WATER, PAVING, FURNITURE, LIGHTING, SIGNAGE, UTILITIES, EROSION CONTROL, OTHER



SHRUBS & VINES

SYMBOL	BOTANICAL NAME	SIZE	COMMON NAME	WATER USE	QUANTITY
1	ARGENTAEAE	10' H	ARGENTAEAE	LOW	1
2	ARGENTAEAE	10' H	ARGENTAEAE	LOW	2
3	ARGENTAEAE	10' H	ARGENTAEAE	LOW	3
4	ARGENTAEAE	10' H	ARGENTAEAE	LOW	4
5	ARGENTAEAE	10' H	ARGENTAEAE	LOW	5
6	ARGENTAEAE	10' H	ARGENTAEAE	LOW	6
7	ARGENTAEAE	10' H	ARGENTAEAE	LOW	7
8	ARGENTAEAE	10' H	ARGENTAEAE	LOW	8
9	ARGENTAEAE	10' H	ARGENTAEAE	LOW	9
10	ARGENTAEAE	10' H	ARGENTAEAE	LOW	10
11	ARGENTAEAE	10' H	ARGENTAEAE	LOW	11
12	ARGENTAEAE	10' H	ARGENTAEAE	LOW	12
13	ARGENTAEAE	10' H	ARGENTAEAE	LOW	13
14	ARGENTAEAE	10' H	ARGENTAEAE	LOW	14
15	ARGENTAEAE	10' H	ARGENTAEAE	LOW	15
16	ARGENTAEAE	10' H	ARGENTAEAE	LOW	16
17	ARGENTAEAE	10' H	ARGENTAEAE	LOW	17
18	ARGENTAEAE	10' H	ARGENTAEAE	LOW	18
19	ARGENTAEAE	10' H	ARGENTAEAE	LOW	19
20	ARGENTAEAE	10' H	ARGENTAEAE	LOW	20
21	ARGENTAEAE	10' H	ARGENTAEAE	LOW	21
22	ARGENTAEAE	10' H	ARGENTAEAE	LOW	22
23	ARGENTAEAE	10' H	ARGENTAEAE	LOW	23
24	ARGENTAEAE	10' H	ARGENTAEAE	LOW	24
25	ARGENTAEAE	10' H	ARGENTAEAE	LOW	25
26	ARGENTAEAE	10' H	ARGENTAEAE	LOW	26
27	ARGENTAEAE	10' H	ARGENTAEAE	LOW	27
28	ARGENTAEAE	10' H	ARGENTAEAE	LOW	28
29	ARGENTAEAE	10' H	ARGENTAEAE	LOW	29
30	ARGENTAEAE	10' H	ARGENTAEAE	LOW	30
31	ARGENTAEAE	10' H	ARGENTAEAE	LOW	31
32	ARGENTAEAE	10' H	ARGENTAEAE	LOW	32
33	ARGENTAEAE	10' H	ARGENTAEAE	LOW	33
34	ARGENTAEAE	10' H	ARGENTAEAE	LOW	34
35	ARGENTAEAE	10' H	ARGENTAEAE	LOW	35
36	ARGENTAEAE	10' H	ARGENTAEAE	LOW	36
37	ARGENTAEAE	10' H	ARGENTAEAE	LOW	37
38	ARGENTAEAE	10' H	ARGENTAEAE	LOW	38
39	ARGENTAEAE	10' H	ARGENTAEAE	LOW	39
40	ARGENTAEAE	10' H	ARGENTAEAE	LOW	40
41	ARGENTAEAE	10' H	ARGENTAEAE	LOW	41
42	ARGENTAEAE	10' H	ARGENTAEAE	LOW	42
43	ARGENTAEAE	10' H	ARGENTAEAE	LOW	43
44	ARGENTAEAE	10' H	ARGENTAEAE	LOW	44
45	ARGENTAEAE	10' H	ARGENTAEAE	LOW	45
46	ARGENTAEAE	10' H	ARGENTAEAE	LOW	46
47	ARGENTAEAE	10' H	ARGENTAEAE	LOW	47
48	ARGENTAEAE	10' H	ARGENTAEAE	LOW	48
49	ARGENTAEAE	10' H	ARGENTAEAE	LOW	49
50	ARGENTAEAE	10' H	ARGENTAEAE	LOW	50
51	ARGENTAEAE	10' H	ARGENTAEAE	LOW	51
52	ARGENTAEAE	10' H	ARGENTAEAE	LOW	52
53	ARGENTAEAE	10' H	ARGENTAEAE	LOW	53
54	ARGENTAEAE	10' H	ARGENTAEAE	LOW	54
55	ARGENTAEAE	10' H	ARGENTAEAE	LOW	55
56	ARGENTAEAE	10' H	ARGENTAEAE	LOW	56
57	ARGENTAEAE	10' H	ARGENTAEAE	LOW	57
58	ARGENTAEAE	10' H	ARGENTAEAE	LOW	58
59	ARGENTAEAE	10' H	ARGENTAEAE	LOW	59
60	ARGENTAEAE	10' H	ARGENTAEAE	LOW	60
61	ARGENTAEAE	10' H	ARGENTAEAE	LOW	61
62	ARGENTAEAE	10' H	ARGENTAEAE	LOW	62
63	ARGENTAEAE	10' H	ARGENTAEAE	LOW	63
64	ARGENTAEAE	10' H	ARGENTAEAE	LOW	64
65	ARGENTAEAE	10' H	ARGENTAEAE	LOW	65
66	ARGENTAEAE	10' H	ARGENTAEAE	LOW	66
67	ARGENTAEAE	10' H	ARGENTAEAE	LOW	67
68	ARGENTAEAE	10' H	ARGENTAEAE	LOW	68
69	ARGENTAEAE	10' H	ARGENTAEAE	LOW	69
70	ARGENTAEAE	10' H	ARGENTAEAE	LOW	70
71	ARGENTAEAE	10' H	ARGENTAEAE	LOW	71
72	ARGENTAEAE	10' H	ARGENTAEAE	LOW	72
73	ARGENTAEAE	10' H	ARGENTAEAE	LOW	73
74	ARGENTAEAE	10' H	ARGENTAEAE	LOW	74
75	ARGENTAEAE	10' H	ARGENTAEAE	LOW	75
76	ARGENTAEAE	10' H	ARGENTAEAE	LOW	76
77	ARGENTAEAE	10' H	ARGENTAEAE	LOW	77
78	ARGENTAEAE	10' H	ARGENTAEAE	LOW	78
79	ARGENTAEAE	10' H	ARGENTAEAE	LOW	79
80	ARGENTAEAE	10' H	ARGENTAEAE	LOW	80
81	ARGENTAEAE	10' H	ARGENTAEAE	LOW	81
82	ARGENTAEAE	10' H	ARGENTAEAE	LOW	82
83	ARGENTAEAE	10' H	ARGENTAEAE	LOW	83
84	ARGENTAEAE	10' H	ARGENTAEAE	LOW	84
85	ARGENTAEAE	10' H	ARGENTAEAE	LOW	85
86	ARGENTAEAE	10' H	ARGENTAEAE	LOW	86
87	ARGENTAEAE	10' H	ARGENTAEAE	LOW	87
88	ARGENTAEAE	10' H	ARGENTAEAE	LOW	88
89	ARGENTAEAE	10' H	ARGENTAEAE	LOW	89
90	ARGENTAEAE	10' H	ARGENTAEAE	LOW	90
91	ARGENTAEAE	10' H	ARGENTAEAE	LOW	91
92	ARGENTAEAE	10' H	ARGENTAEAE	LOW	92
93	ARGENTAEAE	10' H	ARGENTAEAE	LOW	93
94	ARGENTAEAE	10' H	ARGENTAEAE	LOW	94
95	ARGENTAEAE	10' H	ARGENTAEAE	LOW	95
96	ARGENTAEAE	10' H	ARGENTAEAE	LOW	96
97	ARGENTAEAE	10' H	ARGENTAEAE	LOW	97
98	ARGENTAEAE	10' H	ARGENTAEAE	LOW	98
99	ARGENTAEAE	10' H	ARGENTAEAE	LOW	99
100	ARGENTAEAE	10' H	ARGENTAEAE	LOW	100

GROUND COVERS

SYMBOL	QUANTITY	COMMON NAME	WATER USE
1	100	GRASS	LOW
2	100	GRASS	LOW
3	100	GRASS	LOW
4	100	GRASS	LOW
5	100	GRASS	LOW
6	100	GRASS	LOW
7	100	GRASS	LOW
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88	100	GRASS	LOW
89	100	GRASS	LOW
90	100	GRASS	LOW
91	100	GRASS	LOW
92	100	GRASS	LOW
93	100	GRASS	LOW
94	100	GRASS	LOW
95	100	GRASS	LOW
96	100	GRASS	LOW
97	100	GRASS	LOW
98	100	GRASS	LOW
99	100	GRASS	LOW
100	100	GRASS	LOW

WATER

SYMBOL	QUANTITY	COMMON NAME	WATER USE
1	100	WATER	LOW
2	100	WATER	LOW
3	100	WATER	LOW
4	100	WATER	LOW
5	100	WATER	LOW
6	100	WATER	LOW
7	100	WATER	LOW
8	100	WATER	LOW
9	100	WATER	LOW
10	100	WATER	LOW
11	100	WATER	LOW
12	100	WATER	LOW
13	100	WATER	LOW
14	100	WATER	LOW
15	100	WATER	LOW
16	100	WATER	LOW
17	100	WATER	LOW
18	100	WATER	LOW
19	100	WATER	LOW
20	100	WATER	LOW
21	100	WATER	LOW
22	100	WATER	LOW
23	100	WATER	LOW
24	100	WATER	LOW
25	100	WATER	LOW
26	100	WATER	LOW
27	100	WATER	LOW
28	100	WATER	LOW
29	100	WATER	LOW
30	100	WATER	LOW
31	100	WATER	LOW
32	100	WATER	LOW
33	100	WATER	LOW
34	100	WATER	LOW
35	100	WATER	LOW
36	100	WATER	LOW
37	100	WATER	LOW
38	100	WATER	LOW
39	100	WATER	LOW
40	100	WATER	LOW
41	100	WATER	LOW
42	100	WATER	LOW
43	100	WATER	LOW
44	100	WATER	LOW
45	100	WATER	LOW
46	100	WATER	LOW
47	100	WATER	LOW
48	100	WATER	LOW
49	100	WATER	LOW
50	100	WATER	LOW

LANDSCAPE LEGEND

TREES & VERTICAL ACCENTS

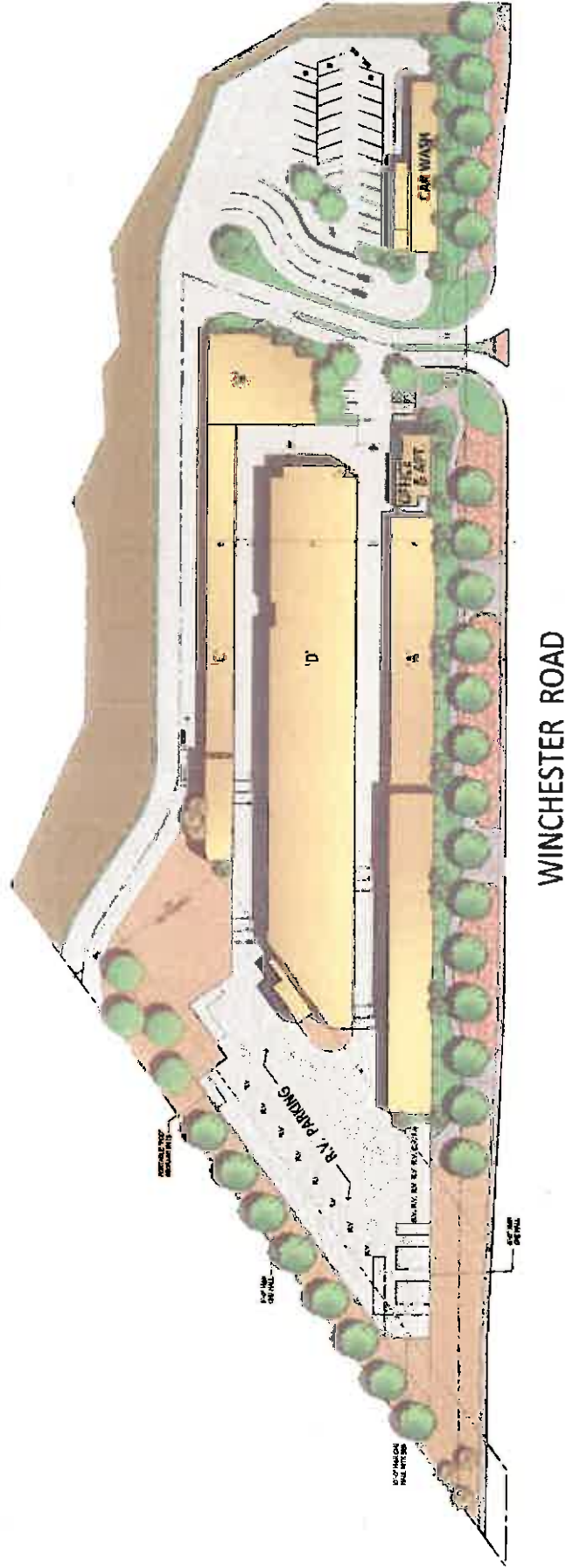
SYMBOL	COMMON NAME	WATER USE	QUANTITY
	Small Tree 1	Low	1
	Small Tree 2	Low	2
	Small Tree 3	Low	3
	Small Tree 4	Low	4
	Small Tree 5	Low	5
	Small Tree 6	Low	6
	Small Tree 7	Low	7
	Small Tree 8	Low	8
	Small Tree 9	Low	9
	Small Tree 10	Low	10
	Small Tree 11	Low	11
	Small Tree 12	Low	12
	Small Tree 13	Low	13
	Small Tree 14	Low	14
	Small Tree 15	Low	15
	Small Tree 16	Low	16
	Small Tree 17	Low	17
	Small Tree 18	Low	18
	Small Tree 19	Low	19
	Small Tree 20	Low	20
	Small Tree 21	Low	21
	Small Tree 22	Low	22
	Small Tree 23	Low	23
	Small Tree 24	Low	24
	Small Tree 25	Low	25
	Small Tree 26	Low	26
	Small Tree 27	Low	27
	Small Tree 28	Low	28
	Small Tree 29	Low	29
	Small Tree 30	Low	30
	Small Tree 31	Low	31
	Small Tree 32	Low	32
	Small Tree 33	Low	33
	Small Tree 34	Low	34
	Small Tree 35	Low	35
	Small Tree 36	Low	36
	Small Tree 37	Low	37
	Small Tree 38	Low	38
	Small Tree 39	Low	39
	Small Tree 40	Low	40
	Small Tree 41	Low	41
	Small Tree 42	Low	42
	Small Tree 43	Low	43
	Small Tree 44	Low	44
	Small Tree 45	Low	45
	Small Tree 46	Low	46
	Small Tree 47	Low	47
	Small Tree 48	Low	48
	Small Tree 49	Low	49
	Small Tree 50	Low	50
	Small Tree 51	Low	51
	Small Tree 52	Low	52
	Small Tree 53	Low	53
	Small Tree 54	Low	54
	Small Tree 55	Low	55
	Small Tree 56	Low	56
	Small Tree 57	Low	57
	Small Tree 58	Low	58
	Small Tree 59	Low	59
	Small Tree 60	Low	60
	Small Tree 61	Low	61
	Small Tree 62	Low	62
	Small Tree 63	Low	63
	Small Tree 64	Low	64
	Small Tree 65	Low	65
	Small Tree 66	Low	66
	Small Tree 67	Low	67
	Small Tree 68	Low	68
	Small Tree 69	Low	69
	Small Tree 70	Low	70
	Small Tree 71	Low	71
	Small Tree 72	Low	72
	Small Tree 73	Low	73
	Small Tree 74	Low	74
	Small Tree 75	Low	75
	Small Tree 76	Low	76
	Small Tree 77	Low	77
	Small Tree 78	Low	78
	Small Tree 79	Low	79
	Small Tree 80	Low	80
	Small Tree 81	Low	81
	Small Tree 82	Low	82
	Small Tree 83	Low	83
	Small Tree 84	Low	84
	Small Tree 85	Low	85
	Small Tree 86	Low	86
	Small Tree 87	Low	87
	Small Tree 88	Low	88
	Small Tree 89	Low	89
	Small Tree 90	Low	90
	Small Tree 91	Low	91
	Small Tree 92	Low	92
	Small Tree 93	Low	93
	Small Tree 94	Low	94
	Small Tree 95	Low	95
	Small Tree 96	Low	96
	Small Tree 97	Low	97
	Small Tree 98	Low	98
	Small Tree 99	Low	99
	Small Tree 100	Low	100

SHRUBS & VINES

SYMBOL	COMMON NAME	WATER USE	QUANTITY
	Shrub 1	Low	1
	Shrub 2	Low	2
	Shrub 3	Low	3
	Shrub 4	Low	4
	Shrub 5	Low	5
	Shrub 6	Low	6
	Shrub 7	Low	7
	Shrub 8	Low	8
	Shrub 9	Low	9
	Shrub 10	Low	10
	Shrub 11	Low	11
	Shrub 12	Low	12
	Shrub 13	Low	13
	Shrub 14	Low	14
	Shrub 15	Low	15
	Shrub 16	Low	16
	Shrub 17	Low	17
	Shrub 18	Low	18
	Shrub 19	Low	19
	Shrub 20	Low	20
	Shrub 21	Low	21
	Shrub 22	Low	22
	Shrub 23	Low	23
	Shrub 24	Low	24
	Shrub 25	Low	25
	Shrub 26	Low	26
	Shrub 27	Low	27
	Shrub 28	Low	28
	Shrub 29	Low	29
	Shrub 30	Low	30
	Shrub 31	Low	31
	Shrub 32	Low	32
	Shrub 33	Low	33
	Shrub 34	Low	34
	Shrub 35	Low	35
	Shrub 36	Low	36
	Shrub 37	Low	37
	Shrub 38	Low	38
	Shrub 39	Low	39
	Shrub 40	Low	40
	Shrub 41	Low	41
	Shrub 42	Low	42
	Shrub 43	Low	43
	Shrub 44	Low	44
	Shrub 45	Low	45
	Shrub 46	Low	46
	Shrub 47	Low	47
	Shrub 48	Low	48
	Shrub 49	Low	49
	Shrub 50	Low	50
	Shrub 51	Low	51
	Shrub 52	Low	52
	Shrub 53	Low	53
	Shrub 54	Low	54
	Shrub 55	Low	55
	Shrub 56	Low	56
	Shrub 57	Low	57
	Shrub 58	Low	58
	Shrub 59	Low	59
	Shrub 60	Low	60
	Shrub 61	Low	61
	Shrub 62	Low	62
	Shrub 63	Low	63
	Shrub 64	Low	64
	Shrub 65	Low	65
	Shrub 66	Low	66
	Shrub 67	Low	67
	Shrub 68	Low	68
	Shrub 69	Low	69
	Shrub 70	Low	70
	Shrub 71	Low	71
	Shrub 72	Low	72
	Shrub 73	Low	73
	Shrub 74	Low	74
	Shrub 75	Low	75
	Shrub 76	Low	76
	Shrub 77	Low	77
	Shrub 78	Low	78
	Shrub 79	Low	79
	Shrub 80	Low	80
	Shrub 81	Low	81
	Shrub 82	Low	82
	Shrub 83	Low	83
	Shrub 84	Low	84
	Shrub 85	Low	85
	Shrub 86	Low	86
	Shrub 87	Low	87
	Shrub 88	Low	88
	Shrub 89	Low	89
	Shrub 90	Low	90
	Shrub 91	Low	91
	Shrub 92	Low	92
	Shrub 93	Low	93
	Shrub 94	Low	94
	Shrub 95	Low	95
	Shrub 96	Low	96
	Shrub 97	Low	97
	Shrub 98	Low	98
	Shrub 99	Low	99
	Shrub 100	Low	100

GROUNDCOVERS

SYMBOL	COMMON NAME	WATER USE	QUANTITY
	Groundcover 1	Low	1
	Groundcover 2	Low	2
	Groundcover 3	Low	3
	Groundcover 4	Low	4
	Groundcover 5	Low	5
	Groundcover 6	Low	6
	Groundcover 7	Low	7
	Groundcover 8	Low	8
	Groundcover 9	Low	9
	Groundcover 10	Low	10
	Groundcover 11	Low	11
	Groundcover 12	Low	12
	Groundcover 13	Low	13
	Groundcover 14	Low	14
	Groundcover 15	Low	15
	Groundcover 16	Low	16
	Groundcover 17	Low	17
	Groundcover 18	Low	18
	Groundcover 19	Low	19
	Groundcover 20	Low	20
	Groundcover 21	Low	21
	Groundcover 22	Low	22
	Groundcover 23	Low	23
	Groundcover 24	Low	24
	Groundcover 25	Low	25
	Groundcover 26	Low	26
	Groundcover 27	Low	27
	Groundcover 28	Low	28
	Groundcover 29	Low	29
	Groundcover 30	Low	30
	Groundcover 31	Low	31
	Groundcover 32	Low	32
	Groundcover 33	Low	33
	Groundcover 34	Low	34
	Groundcover 35	Low	35
	Groundcover 36	Low	36
	Groundcover 37	Low	37
	Groundcover 38	Low	38
	Groundcover 39	Low	39
	Groundcover 40	Low	40
	Groundcover 41	Low	41
	Groundcover 42	Low	42
	Groundcover 43	Low	43
	Groundcover 44	Low	44
	Groundcover 45	Low	45
	Groundcover 46	Low	46
	Groundcover 47	Low	47
	Groundcover 48	Low	48
	Groundcover 49	Low	49
	Groundcover 50	Low	50
	Groundcover 51	Low	51
	Groundcover 52	Low	52
	Groundcover 53	Low	53
	Groundcover 54	Low	54
	Groundcover 55	Low	55
	Groundcover 56	Low	56
	Groundcover 57	Low	57
	Groundcover 58	Low	58
	Groundcover 59	Low	59
	Groundcover 60	Low	60
	Groundcover 61	Low	61
	Groundcover 62	Low	62
	Groundcover 63	Low	63
	Groundcover 64	Low	64
	Groundcover 65	Low	65
	Groundcover 66	Low	66
	Groundcover 67	Low	67
	Groundcover 68	Low	68
	Groundcover 69	Low	69
	Groundcover 70	Low	70
	Groundcover 71	Low	71
	Groundcover 72	Low	72
	Groundcover 73	Low	73
	Groundcover 74	Low	74
	Groundcover 75	Low	75
	Groundcover 76	Low	76
	Groundcover 77	Low	77
	Groundcover 78	Low	78
	Groundcover 79	Low	79
	Groundcover 80	Low	80
	Groundcover 81	Low	81
	Groundcover 82	Low	82
	Groundcover 83	Low	83
	Groundcover 84	Low	84
	Groundcover 85	Low	85
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	Groundcover 87	Low	87
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	Groundcover 89	Low	89
	Groundcover 90	Low	90
	Groundcover 91	Low	91
	Groundcover 92	Low	92
	Groundcover 93	Low	93
	Groundcover 94	Low	94
	Groundcover 95	Low	95
	Groundcover 96	Low	96
	Groundcover 97	Low	97
	Groundcover 98	Low	98
	Groundcover 99	Low	99
	Groundcover 100	Low	100



WINCHESTER ROAD

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

SITE PLAN

SCALE: 1" = 50' 11.20.11 11.20.11



VALLI
ARCHITECTURAL
GROUP
P.O. BOX 1000, RIVERSIDE, CA 92501
TEL: (951) 517-1177
WWW.VALLIARCH.COM

A



WINCHESTER ROAD ELEVATION CAR WASH



FRENCH VALLEY SELF STORAGE AND CAR WASH

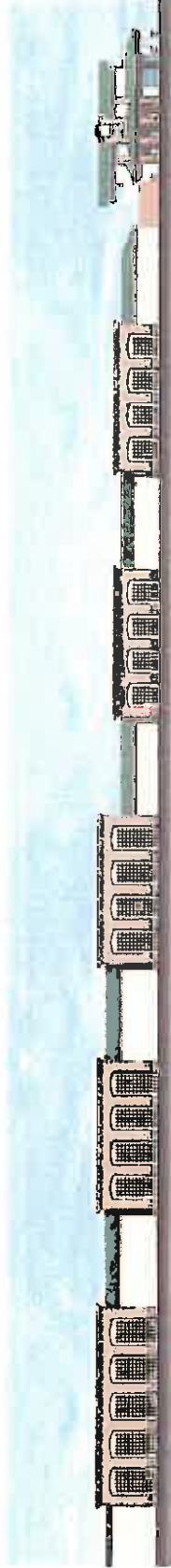
FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

STREET ELEVATIONS

1/2" = 1'-0"



WINCHESTER ROAD DETAIL VIEW LINE PLAN



WINCHESTER ROAD DETAIL VIEW OTHER APPROACH/STREET END/END A

FRENCH VALLEY SELF STORAGE AND CAR WASH
RIVERSIDE COUNTY, CA

STREET ELEVATIONS

1/2" = 1' - 0"



C

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

July 5, 2016

County of Riverside
Planning Department
Kevin Tsang
4080 Lemon Street
Riverside, CA 92501

French Valley Self Storage and Car Wash (RIV 79 PM R8.44)

Mr. Tsang,

We have completed our initial review for the above mentioned proposal to construct a self-storage facility on 5.18 gross acres which include a car wash on 1.66 gross acres. The proposal also includes 3,128 sqf of office space and apartment space with 118,912 square foot storage building.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ceqa/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a two (2) hard copies of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

June 21, 2016

RE: AB 52 Consultation Conclusion Letter for PP20682, PM33750

Dear Mr. Ontiveros,

An AB 52 notification for PP20682, PM33750, was sent to you on February 22, 2016. On March 23, 2016, the Riverside County Planning Department ("Planning") received your request on behalf of the Soboba Band of Luiseno Indians for AB 52 consultation on the Project. On April 25, 2016 at a face-to-face meeting between Soboba and Riverside County, this project was discussed. On April 26, 2016 the Planning Department provided the following project information via email to you: *PDA04553; Phase I Cultural resources Assessment for a 26 acre parcel as shown on TFM33751 located adjacent to Leon and Winchester roads in French Valley, unincorporated Riverside County, and dated April 16, 2007*. A follow up email was sent to you on June 14, 2016 asking if you had any further comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on PP20682, PM3750 and considers AB 52 consultation concluded as of this letter's date.

Sincerely,

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV

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

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

Dawson, Brett

From: Bonnie Mummert <zeebmummert@gmail.com>
Sent: Thursday, March 02, 2017 1:21 PM
To: Dawson, Brett
Cc: Bonnie Mummert
Subject: PP20682,PM33750

Hi Brett

Thank you for the detailed Parcel Map.

Here are my concerns regarding this proposed Development.

My home is on Driftwood Street and I have lived in French Valley Since 2004.

This proposed development/Project is directly next to a wildlife corridor and a Stream which runs most of the year.

Each year a Red tail Hawk builds a nest and raises her fledglings in a tall tree on this property.

This bird will loose her habitat and this bird is essential to keep the squirrel population under control. It would be a shame to see this disappear.

I have watched Ravens build their nests here as well and raise their babies.

There are Cooper Hawks, Kites, Kestrels that reside in this small corner of open land.

One can walk down to the Stream (Warm Springs or Winchester Creek ?) and see Mallards, Blue Herons, Marsh Herons,turtles and various other water fowl making this place home.

There Road Runners out in this parcel of land. Just two days ago I had 3 of them on my back wall.

I have seen deer in the fields off Leon Road right where the access road is intended to go off Max Gillis Road.

There is also one, if not two beaver present in these waters. I have seen them in the overflow at Spruce Street and along the old Leon Road in the waterways under this road. Just look for the Beaver Cuts.

This Project will remove extensive habitat for all the above named creatures.

There is a car wash at the Chevron Station on Benton and a Car Wash at the Shell station on Los Alamos Rd

Storage units can be found at Dutch Mill Self Storage on Benton Road.

There is Extra Space Storage On Winchester Road just past French Valley Airport and includes RV Storage

There is SoCal Moving and Storage on Innovation Court

There is RV Storage at the end of Leon Road at Scott Road

This is an unincorporated area of Winchester. Just a mile down the road is the Murrieta City Limit sign.

A Home Depot, Gas Station, Car Wash and Storage units will be built less than a mile away on this Murrieta Property

Dawson, Brett

From: Janice Imbronone <pokerqueenj@gmail.com>
Sent: Saturday, March 04, 2017 6:00 AM
To: Dawson, Brett
Subject: New shopping center development

At Max Gills and SR79 there a group of us that are concerned that there will be industrial but in there also, not just shopping. Is this true ? Is there any way we can get a list of what's going in???

Thank you for any information we can get on this new shopping center.

Mr.Mrs. Imbronone

Sent from my iPad

Dawson, Brett

From: Grumkoski, Michael <Michael.Grumkoski@Honeywell.com>
Sent: Thursday, March 02, 2017 9:39 AM
To: Dawson, Brett
Subject: Change of Zone No. 7180, Plot Plan No. 20682 and Parcel Map No. 33750

Mr. Dawson:

I live at 35640 Hawkeye St., near the subject negative declaration change zone. In looking at the letter, I was not able to determine traffic flows for the changes to the property, including ingress and egress from the new zone. Do you have information about this and how the access will be detailed? Will there be access to the new property from Penny Cress Ln?

Please advise how I may find out more information about this and get answers to these questions.

Thanks,

Mike Grumkoski
Account Manager, Aerospace and Transportation
Riverside, CA.
Honeywell | Sensing and IoT
Mobile: +1.951.216.0281
Office: +1.480.293.5942

michael.grumkoski@honeywell.com
sensing.honeywell.com

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Winchester Road, LLC, a California Limited Liability Company ("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 480-170-014 ("PROPERTY"); and,

WHEREAS, on July 20, 2005, PROPERTY OWNER filed an application for Tentative Parcel Map No. 33750 and Change of Zone No. 7180 and on July 21, 2005, PROPERTY OWNER filed an application for Plot Plan No. 20682 ("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:
Winchester Road, LLC
Attn: J. Scott Richards
PO Box 981623
Park City, UT 84098

With a copy to:
PRO-ACTIVE Consulting Services
27450 Ynez Rd., Suite 110B
Temecula, CA 92591

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

Steven Weiss

Riverside County Planning Director

Dated: 9/19/16

PROPERTY OWNER:

Winchester Road, LLC, a California Limited Liability Company

By: J. Scott Richards

J. Scott Richards
Manager

Dated: 8/23/16

FORM APPROVED COUNTY COUNSEL

BY: Michelle Clack

9/7/16
DATE

ACKNOWLEDGMENT

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 San Diego)

On August 23, 2010 before me, D. Fallon, Notary Public
(insert name and title of the officer)

personally appeared J. Scott Richards
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.

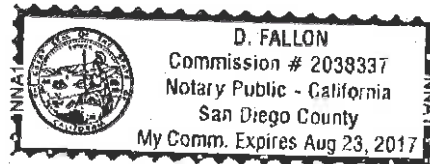
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



**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:

CHANGE OF ZONE NO. 7180, PLOT PLAN NO. 20682 AND PARCEL MAP NO. 33750 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard J Scott – Engineer/Representative: Armstrong & Brooks Consulting – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD:LI) – Zoning: Dutch Village Specific Plan – Industrial Park (I-P) – Location: Northwesterly of Winchester, southerly of Nicholas Road, and easterly of Leon Road – 12.76 Acres – **REQUEST:** Change of Zone No. 7180 proposes to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC). Plot Plan No. 20682 proposes to establish a self-storage and RV parking facility on 5.18 gross acres, a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and caretaker's apartment, approximately 120,000 sq. ft. of storage buildings, and 29 RV parking spaces. The car wash includes one wash tunnel with an administrative office and 30 parking spaces. Parcel Map No. 33750 proposes a Schedule "E" Subdivision into four (4) parcels; one (1) parcel for the self-storage and RV parking, one (1) parcel for the car wash, and two (2) lots for open space. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 MARCH 15, 2017
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Brett Dawson, at 951-955-0972 or email bdawson@rivco.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 2/14/2017.

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

APN (s) or case numbers CZ07180/Pm33750/PP20682 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07180 PM33750 PP20682 (600 feet buffer)



Selected Parcels

480-220-016	480-220-012	480-501-002	480-500-011	480-353-003	480-220-003	480-220-009	480-502-011	480-502-002	480-353-001
480-230-003	480-352-016	480-502-023	480-220-005	480-220-011	480-352-003	480-502-010	480-502-025	480-220-015	480-220-020
480-352-014	480-170-008	480-351-015	480-220-013	480-502-014	480-170-002	963-100-002	963-060-051	480-580-026	480-502-019
480-501-007	480-230-004	480-560-001	480-500-010	480-230-007	480-353-004	480-352-004	480-220-004	480-220-002	480-502-009
480-502-008	480-560-002	480-351-001	480-502-013	480-580-004	480-580-003	480-502-015	480-500-009	963-450-015	480-500-008
480-502-018	480-502-004	480-341-009	480-352-013	480-341-008	480-502-005	480-502-003	480-220-010	480-220-006	480-502-021
480-220-007	480-220-017	480-502-017	480-580-025	480-220-008	480-500-012	480-500-013	480-501-008	480-501-009	480-560-031
480-560-032	480-560-033	480-580-001	480-230-005	480-501-004	480-353-002	480-502-022	480-502-020	480-501-005	480-100-061
480-502-026	963-450-012	963-450-018	480-351-002	480-502-016	480-502-001	480-230-002	480-501-010	480-502-027	480-352-015
480-220-018	480-502-006	480-502-024	480-501-006	480-501-001	480-352-001	480-220-019	480-351-003	480-352-002	480-351-016
480-351-014	480-170-004	480-220-039	480-341-015	480-580-008	480-580-009	480-580-010	480-580-036	480-220-001	480-230-006
480-501-003	480-170-003	480-170-011	480-170-012	480-170-013	480-502-012	480-580-002	480-220-014	480-170-014	



520 260 0 520 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: 480170003, APN: 480170003
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 480170008, APN: 480170008
EMWD
P O BOX 8300
PERRIS CA 92572

ASMT: 480170012, APN: 480170012
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 480170014, APN: 480170014
WINCHESTER ROAD
C/O JOHN S RICHARDS
P O BOX 981623
PARK CITY UT 84098

ASMT: 480220001, APN: 480220001
VICTOR RABARA
31103 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220002, APN: 480220002
GERRY RUIZ, ETAL
31091 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220003, APN: 480220003
PORNPIMOL MCANULTY, ETAL
31079 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220004, APN: 480220004
KRISTIN KANESTER, ETAL
31067 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220005, APN: 480220005
CHERISE TORRES, ETAL
31055 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220006, APN: 480220006
PATRICIA EDWARDS
31038 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220007, APN: 480220007
ROWENA MITCHELL, ETAL
31050 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220008, APN: 480220008
KIMBERLY WEIDMAN PORTER, ETAL
31062 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220009, APN: 480220009
BONNIE WOZNAK
31074 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220010, APN: 480220010
SHASTA MEZA, ETAL
3301 SUNNY SLOPE DR
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GLORIA RAGOTERO, ETAL
31098 BONSAI CIR
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ASMT: 480220018, APN: 480220018
SEPHON STROM, ETAL
35722 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220012, APN: 480220012
MICHELLE EVINGER, ETAL
31110 BONSAI CIR
WINCHESTER, CA. 92596

ASMT: 480220019, APN: 480220019
KIM NGUYEN, ETAL
35734 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220013, APN: 480220013
BEVERLY RIVAS, ETAL
35662 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220020, APN: 480220020
DAVID LACASSE
35746 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480220014, APN: 480220014
WILLIAM ZOOK
35674 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480230002, APN: 480230002
SHIRLEY BROWN
35554 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480220015, APN: 480220015
JEANNE LORING, ETAL
12818 VIA GRIMALDI
DEL MAR CA 92014

ASMT: 480230003, APN: 480230003
BONNIE MUMMERT, ETAL
35566 DRIFTWOOD ST
WINCHESTER, CA. 92596

ASMT: 480220016, APN: 480220016
ALMA CASTELLANOS, ETAL
35698 DATE PALM ST
WINCHESTER, CA. 92596

ASMT: 480230004, APN: 480230004
ALISSA RITCHIE, ETAL
35578 DRIFTWOOD ST
WINCHESTER CA 92596

ASMT: 480220017, APN: 480220017
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 480230005, APN: 480230005
ROBERT CANCIO
35590 DRIFTWOOD ST
WINCHESTER, CA. 92596



ASMT: 480230006, APN: 480230006
SUNITA SHARMA, ETAL
32075 YOSEMITE ST
WINCHESTER CA 92596

ASMT: 480230007, APN: 480230007
KAY MCMUNN, ETAL
1011 CAJON ST
REDLANDS CA 92373

ASMT: 480341008, APN: 480341008
KRISTINA MINCEY, ETAL
31231 TULETTE LN
WINCHESTER, CA. 92596

ASMT: 480341009, APN: 480341009
MARK BENARDO
23770 HILLHURST NO 1
LAUGNA HILLS CA 92677

ASMT: 480341015, APN: 480341015
PARK DIST, ETAL
P O BOX 907
SAN JACINTO CA 92581

ASMT: 480351001, APN: 480351001
KAREN REED
20759 DAN CT
SAUGUS CA 91350

ASMT: 480351002, APN: 480351002
SHANI WOLF, ETAL
31274 JAN STEEN CT
WINCHESTER, CA. 92596

ASMT: 480351003, APN: 480351003
ANA KING, ETAL
31286 JAN STEEN CT
WINCHESTER, CA. 92596

ASMT: 480351014, APN: 480351014
TOKIKO STONE
P O BOX 4544
OCEANSIDE CA 92052

ASMT: 480351015, APN: 480351015
JENNIFER KEGLEY, ETAL
31225 VAN RUYSDAEL LN
WINCHESTER, CA. 92596

ASMT: 480351016, APN: 480351016
KIMBERLY SURBER, ETAL
31211 VAN RUYSDAEL LN
WINCHESTER, CA. 92596

ASMT: 480352001, APN: 480352001
TERESA PEREZ
31214 VAN RUYSDAEL LN
WINCHESTER, CA. 92596

ASMT: 480352002, APN: 480352002
MELISSA DAVIS, ETAL
31228 VAN RUYSDAEL LN
WINCHESTER, CA. 92596

ASMT: 480352003, APN: 480352003
DAMIANA RILEY
31242 VAN RUYSDAEL LN
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ASMT: 480353003, APN: 480353003
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OCEANSIDE CA 92056

ASMT: 480352013, APN: 480352013
BRENDA PENA, ETAL
31257 GABRIEL METSU ST
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ASMT: 480353004, APN: 480353004
JOHN O'DONNELL
31254 GABRIEL METSU ST
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ASMT: 480352014, APN: 480352014
DIANNE HICKEY
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ASMT: 480500008, APN: 480500008
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ASMT: 480352015, APN: 480352015
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ASMT: 480500009, APN: 480500009
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ASMT: 480353002, APN: 480353002
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ASMT: 480501003, APN: 480501003
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ASMT: 480502003, APN: 480502003
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ASMT: 480501005, APN: 480501005
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ASMT: 480502004, APN: 480502004
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SPENCERS CROSSING MASTER ASSN
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ASMT: 480502016, APN: 480502016
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ASMT: 480502010, APN: 480502010
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ASMT: 480502017, APN: 480502017
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ASMT: 480502011, APN: 480502011
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ASMT: 480502018, APN: 480502018
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DPO AA 34041

ASMT: 480502012, APN: 480502012
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ASMT: 480502019, APN: 480502019
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ASMT: 480502013, APN: 480502013
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ASMT: 480502020, APN: 480502020
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ASMT: 480502014, APN: 480502014
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ASMT: 480502021, APN: 480502021
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ASMT: 480502015, APN: 480502015
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ASMT: 480502022, APN: 480502022
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30945 BALD EAGLE ST
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ASMT: 480560033, APN: 480560033
RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR CA 92014

ASMT: 480502024, APN: 480502024
TALON SMITH
30933 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480580001, APN: 480580001
JENNIFER FREEMAN, ETAL
30946 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480502025, APN: 480502025
JUDY DROTT, ETAL
30921 BALD EAGLE ST
MURRIETA, CA. 92563

ASMT: 480580002, APN: 480580002
SANDRA RILEY, ETAL
30958 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480502026, APN: 480502026
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 480580003, APN: 480580003
LILIA QUIROZ, ETAL
30970 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480502027, APN: 480502027
SPENCERS CROSSING MASTER ASSN
C/O MERIT PROP MGMT
1 POLARIS WAY
ALISO VIEJO CA 92656

ASMT: 480580004, APN: 480580004
KURT HANZ
30982 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480560001, APN: 480560001
JENNIFER ROANE
30939 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480580025, APN: 480580025
MASAMI WAGSTAFF, ETAL
30973 GOLDEN ASTER CT
MURRIETA, CA. 92563

ASMT: 480560002, APN: 480560002
KAMRAN SABER MAHMOUDI
30927 MOONFLOWER LN
MURRIETA, CA. 92563

ASMT: 480580026, APN: 480580026
VERONICA LONG, ETAL
30961 GOLDEN ASTER CT
MURRIETA, CA. 92563



ASMT: 480580036, APN: 480580036
PARK DIST, ETAL
29658 CAMINO PEPITA
MENIFEE CA 92584

ASMT: 963060051, APN: 963060051
FRENCH VALLEY TOWNE CENTER
C/O JIRIES ELQURA
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963100002, APN: 963100002
FRENCH VALLEY TOWNE CENTER II
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

ASMT: 963450018, APN: 963450018
BONSALL SERVICE STATION, ETAL
C/O J & T MANAGEMENT
139 RADIO RD
CORONA CA 92879



2/22/2017 11:49:44 AM

Municipal Water District
Job No 2028-16-004
PO Box 54153
Los Angeles CA 90054

City of Murrieta
Planning Department
1 Town Square
Murrieta CA 92562

Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

Pechanga Band of Luiseno Indians
12705 Pechanga Road
Temecula, CA 92593

2/22/2017 11:50:00 AM

Eric Palmer
CA Watson Properties LLC
4700 Country Road, Suite 342
Milano TX 76556

Mr. Benjamon J. Stables III
25109 Jefferson Avenue, Suite 200
Murrieta CA 92562



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Plot Plan No. 20682 Parcel Map 33750 CZ07180
(EA40245)

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Eric Palmer/Owen Wickstrand
Project Applicant

N/A
Address

The project is located northwest of Winchester, South of Nicholas Road, East of Leon Road.

Project Location

Plot Plan No. 20682 proposes to establish a self-storage and parking facility on 5.18 gross acres, and a car wash on 1.66 gross acres, and to designate the remaining 5.84 gross acres as open space. The self-storage includes a 3,128 sq. ft. office and apartment; approximately 120,000 sq. ft. of storage buildings; and 29 RV parking spaces

Parcel Map No. 33750 proposes a Schedule "E" subdivision into 4 parcels, one parcel for the self-storage and RV parking, one parcel for the car wash and two lots for open space.

Change of Zone No. 7180 is a request to change the project site's Zoning Classification from Industrial Park (I-P) to Manufacturing Service Commercial (M-SC).

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on November 18, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

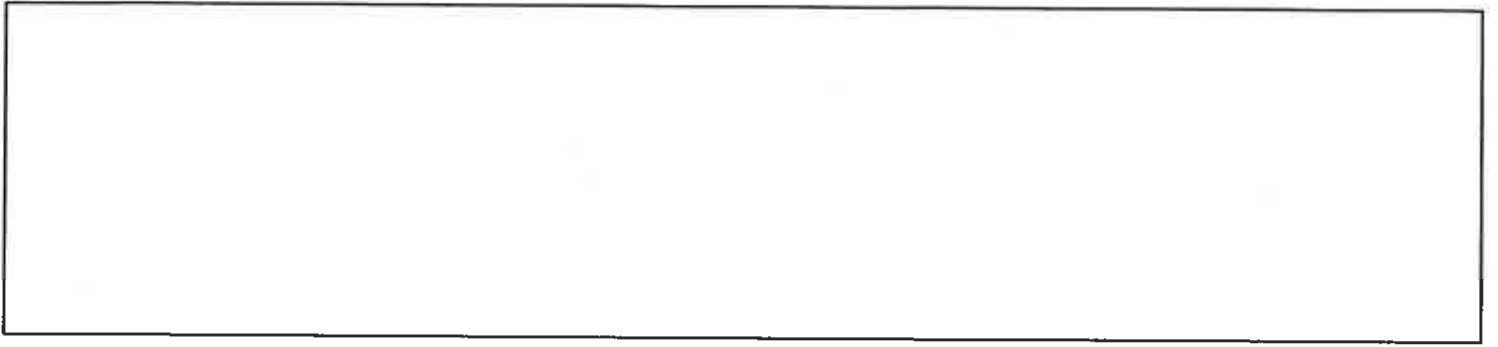
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: N/A



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1607244

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RICHARDS J SCOTT \$2,210.25
paid by: RC 1038
CA FISH AND GAME FEE FOR EA40245
paid towards: CFG03703 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 21, 2016 15:41
ADANIELS posting date Jun 21, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * T0510279

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RICHARDS J SCOTT \$64.00
paid by: CK 1021
CA FISH AND GAME FEE FOR EA40245
paid towards: CFG03703 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3


By _____ Jul 22, 2005 11:49
ALMILLER posting date Jul 22, 2005

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.:
 Area Plan: Southwest
 Zoning Area: Rancho California
 Supervisorial District: Third
 Project Planner: Desiree Bowie
 Planning Commission: March 15, 2017

CONDITIONAL USE PERMIT NO. 3742
 Environmental Assessment No. 42880
 Applicant: James Delhamer
 Engineer/Representative: Jordan Architects



Juan Perez,
 Agency Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 41,147 sq. ft. building including a ground floor 1,144 sq. ft. office, and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes seven (7) parking spaces, including one accessible parking space.

The project is located at the northwesterly corner of Calistoga Drive and Commerce Court.

ISSUES OF POTENTIAL CONCERN:

French Valley Airport Land Use Compatibility Plan, ("Compatibility Zone C")

The project site is located within the French Valley Airport Land Use Compatibility Plan. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP169FV16 was submitted to the ALUC for review in June 9, 2016. The ALUC made a determination that the project site is located within Airport Compatibility Zone C of the French Valley Airport Land Use Compatibility Plan. Based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's use as a self-storage (mini-warehouse) facility.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Town Center\Commercial as reflected in Specific Plan No. 213, which is consistent with the General Plan at the time of adoption. |
| 2. Surrounding General Plan Land Use: | Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which is consistent with the General Plan at the time of adoption. |
| 3. Existing Zoning: | Specific Plan (SP) Zone |
| 4. Surrounding Zoning: | Specific Plan (SP) Zone |
| 5. Existing Land Use: | Town Center\Commercial as reflected in Specific Plan No. 213, vacant |

6. Surrounding Land Use: Town Center\Commercial as it reflects in Specific Plan No. 213 to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which are consistent with the General Plan at the time of adoption.
7. Project Data: Total Acreage: 4.36
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42880**, 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. 3742**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is located in Planning Area 9 of the Specific Plan No. 213 Land Use Plan, which was consistent with the General Plan at the time of adoption. The project has a designation use of Town Center/Commercial.
2. The project site is surrounded by properties adopted under Specific Plan No. 213 which are designated Town Center\Commercial to the north and west, Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12.
3. The proposed use, self-storage (mini-warehouse), is subject to approval of a Conditional Use Permit, as it relates to Town Center\Commercial of Specific Plan No. 213, Planning Area 9 accordance with Article IX, Section 9.1, and Article X, Section 10.1 of Ordinance No. 348. Section h(1) of Ordinance 348.4096 provides that the uses permitted in Planning Area 9 of Specific Plan No. 213 shall be the same as those uses permitted in Article IX, Section 9.1 and in Article X, Section 10.1 of Ordinance No. 348. The uses allow for community commercial, business/industrial park land uses, with certain exceptions. Here the proposed use, self-storage (mini-warehouse), is a permitted use subject to approval of a Conditional Use Permit under Ordinance No. 348, and the proposed use is not listed as excluded by Section h(1) of Ordinance 348.4096. Therefore, the proposed use is permitted subject to approval of a Conditional Use Permit.

4. Specific Plan No. 213 describes Planning Area 9 as 61-acres of Town Center/Commercial land uses. This area may contain commercial/office, community commercial, business/industrial park. The proposed use, self-storage (mini-warehouse) is consistent with the description because Planning Area 9 within Specific Plan No. 213 allows for commercial/industrial land uses. The self-storage (mini-warehouse) falls within that category.
5. The proposed use, self-storage (mini-warehouse), is consistent with the Town Center/Commercial designation as it relates Specific Plan No. 213, Planning Area 9 in accordance with Article IX, Section 9.1, and Article X, Section 10.1 of Ordinance No. 348. Section h(1) of Ordinance 348.4096 provides that the uses permitted in Planning Area 9 of Specific Plan No. 213 shall be the same as those uses permitted in Article IX, Section 9.1, and in Article X, Section 10.1 of Ordinance 348.4818.
6. The zoning for the subject site is Specific Plan No. 213, Planning Area 9.
7. The proposed use, self-storage (mini-warehouse), is consistent with the development standards set forth in the Specific Plan zone under Article IX, Section 9.4. There are no setback requirements for buildings which do not exceed 35 feet in height as required for specific plans. The project does not exceed the 35 foot height requirement on any portion of the buildings. This proposed use meets that requirement.
8. The proposed use is consistent with Article XVIII of Ordinance 348.4818, Section 18.46 which is an allowable permitted use as a mini-warehouse facility, and is consistent with individual storage spaces not to exceed 500 square feet of storage space; compatible roofing materials; lighting shall be Indirect, hooded and positioned so as not to reflect onto adjoining property or public streets. Storage unit lighting may be provided, but shall not be adaptable to provide electrical service outlets.
9. The project site is surrounded by properties which are zoned Specific Plan (SP).
10. The proposed project use is consistent with Article IX, Section 9.4.d, of Ordinance No. 348.4818, requiring two parking spaces per three employees. The project proposes to provide a total of seven (7) spaces, and the staff will consist of two (2) employees. The proposed project is also consistent with Section 9.4.e, Article IX of Ordinance No. 348.4818, where roof mounted mechanical equipment shall be screened from the ground elevation view. The project proposes to provide adequate screening with parapets covering the roof mounted equipment.
11. This project states it is located within Criteria Area #6180 of the Western Riverside County Multiple Species Habitat Conservation Plan. The Project's Preliminary Application Review (PAR) states that the project site "appears to partially fall in cell 6180, but that is due to a mapping error." On this basis, the project site would not be subject to the HANS or JPR processes. Furthermore, the Criteria for Cell 6180 targets the eastern portion of the Cell for conservation, whereas the project site is located west of the Criteria Cell. Based upon this information, there are no requirements to be fulfilled.
12. This project is not located within a high fire hazard severity zone.
13. Environmental Assessment No. 42880 identified the following potentially significant impacts:

- a. Air Quality
- b. Cultural Resources
- c. Noise

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

- 14. Native American consultation included contact by mail on March 18, 2016 to four Native American tribes who had requested notification (PRC 21080.3.1) The four tribes include; Pechanga, Soboba, Cahuilla, and Rincon. Responses requesting to consult were received from Pechanga on April 20, 2016. Project materials were sent to Pechanga on April 4, 2016 and April 20, 2016. Precise grading plans were sent to Pechanga on April 26, 2016. No response was received from Pechanga and a letter concluding consultation was sent to Pechanga on May 18, 2016.
- 15. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 30. Planning.32)
- 16. Highway 79 Policy Area of the Southwest Area Plan requires that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. Due to the low trip count of this project use, the Transportation Department has exempted this project from a traffic study.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Town Center\Commercial Specific Plan No. 213, Planning Area 9 Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Specific Plan No. 213, Planning Area 9 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is clearly compatible with the present and future logical development of the area.
- 5. The proposed project is not exempt from the provisions of the California Environmental Quality Act (CEQA).
- 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. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. High Fire Area
 - c. A Fault Zone; or,
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. Airport Influence Area;
 - d. The city of Temecula sphere of influence; and,
 - e. An area moderate for liquefaction potential.
 4. The subject site is currently designated as Assessor's Parcel Number 957-371-012.
- db
Y:\Planning Case Files-Riverside office\CUP03742\DH-PC-BOS Hearings\DH-PC\CUP03742 Staff Report (FINAL DRAFT).docx
Date Prepared: 01/01/01
Date Revised: 02/16/17

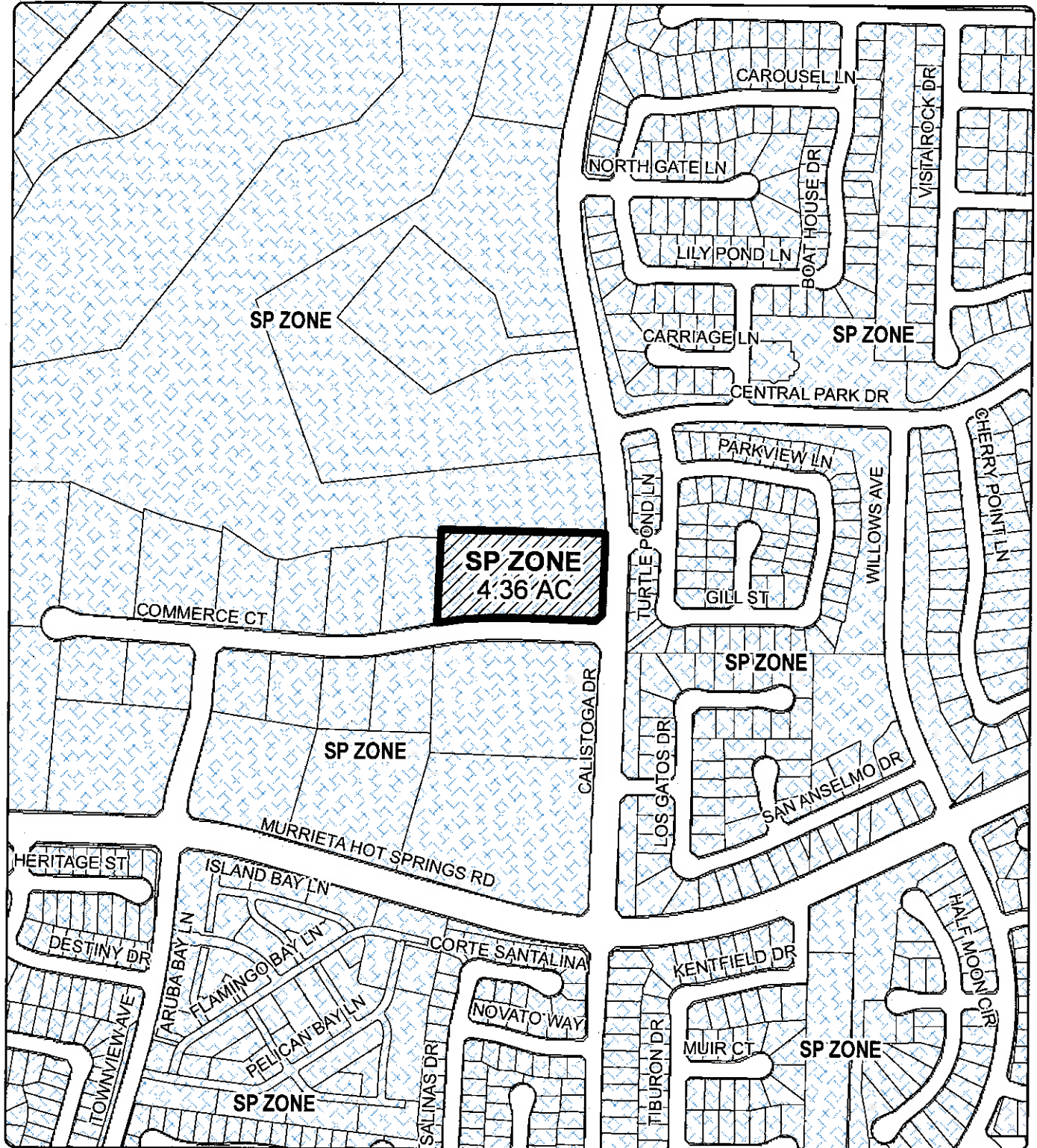
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03742

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 01/05/2017
Exhibit 2



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.icllma.org>

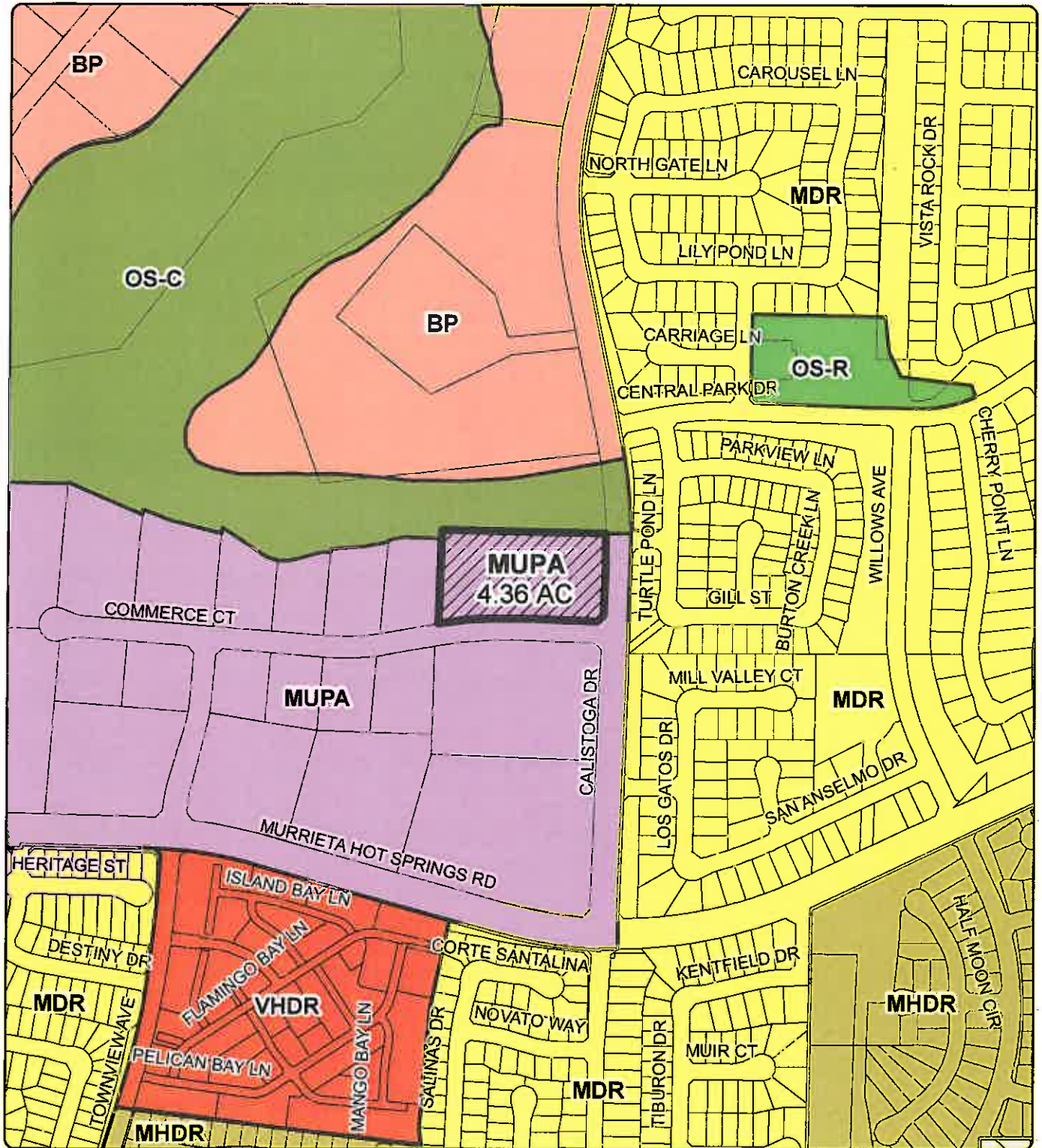
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03742

Supervisor: Washington
District 3

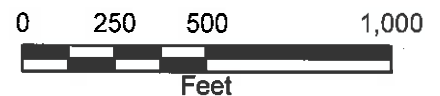
EXISTING GENERAL PLAN

Date Drawn: 01/05/2017
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.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03742

LAND USE

Supervisor: Washington
District 3

Date Drawn: 01/05/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

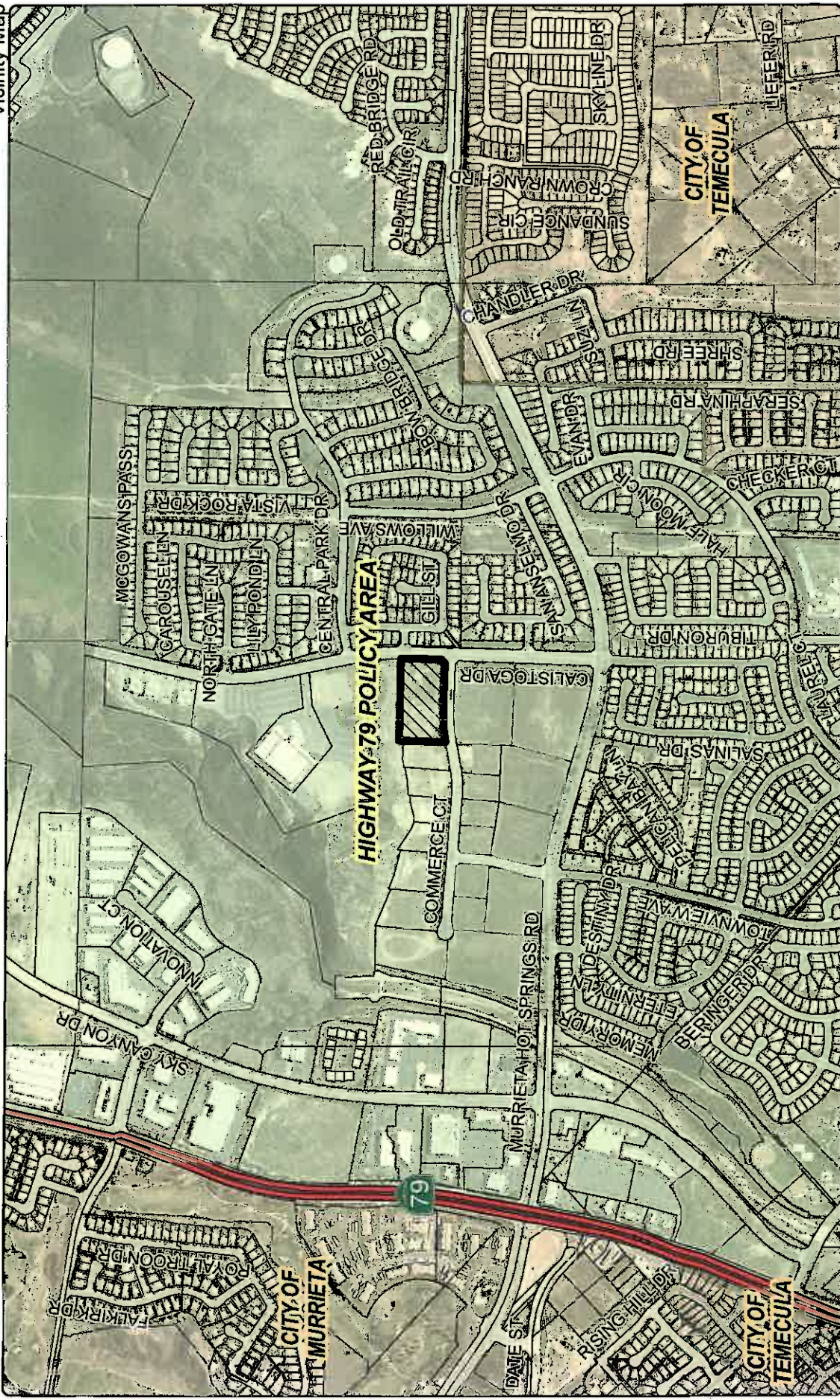


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctmso.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03742 VICINITY/POLICY AREAS

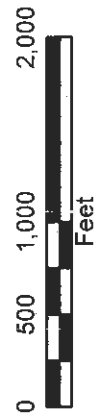
Supervisor: Washington
District 3

Date Drawn: 01/05/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

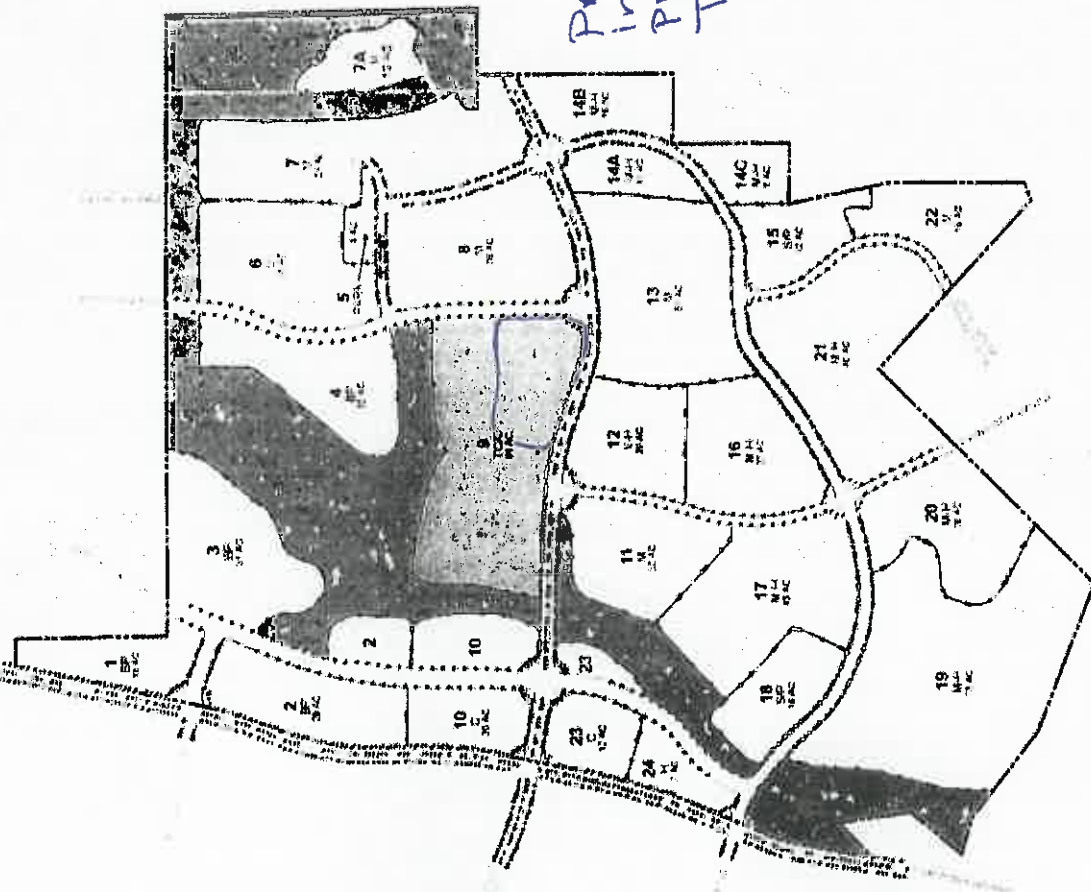


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The County of Riverside Planning Department is currently in the process of updating the General Plan. The information shown on this map is based on the current General Plan. The information shown on this map is not intended to be used for any purpose other than for general information. For further information, please contact the Riverside County Planning Department at (951) 953-3300 (Western County) or at (951) 953-3477 (Eastern County) or visit www.riversidecounty.net.

5F
213

Winchester Properties (SilverHawk)

V GENERAL PLAN ENVIRONMENTAL ANALYSIS



Project site Located
in Specific Plan NO. 213
Planning Area 9
Town Center: Commercial (TC:C)

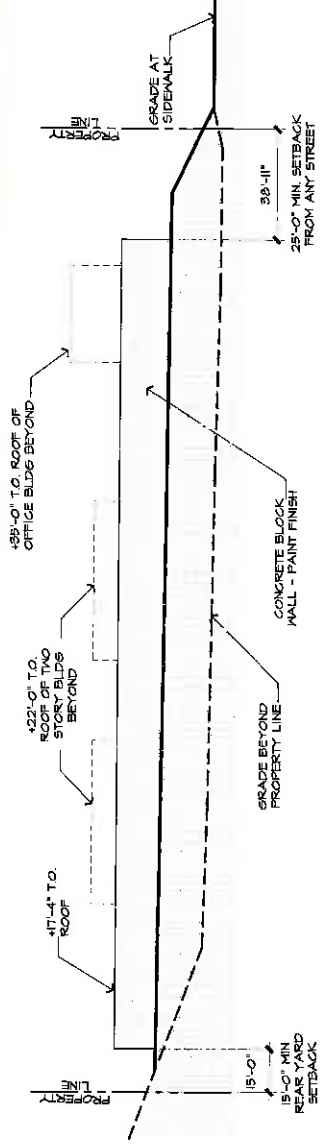
LAND USE ABSTRACT

Land Use	Average	Target Density	Density Range	Drilling Time
Medium Residential	210	4.4 du/ac	2-5 du/ac	120
Medium High Residential	244	5.7 du/ac	4-8 du/ac	130
High Residential	-	12.0 du/ac	8-14 du/ac	140
Very High Residential	20	17.0 du/ac	14-20 du/ac	150
Residential Medium Density	481	5.7 du/ac	-	2.73 Du
Commercial	42	-	-	-
Town Center Commercial	43	-	-	-
Business Park	110	-	-	-
Office Space	205	-	-	-
Regional Office	40	-	-	-
Office Space (Planned)	-	-	-	-
Public	32	-	-	-
Public Park	32	-	-	-
Public School	301	-	-	-
PROJECT TOTAL	1,842	Ac	2.6 du/ac	2.73 Du

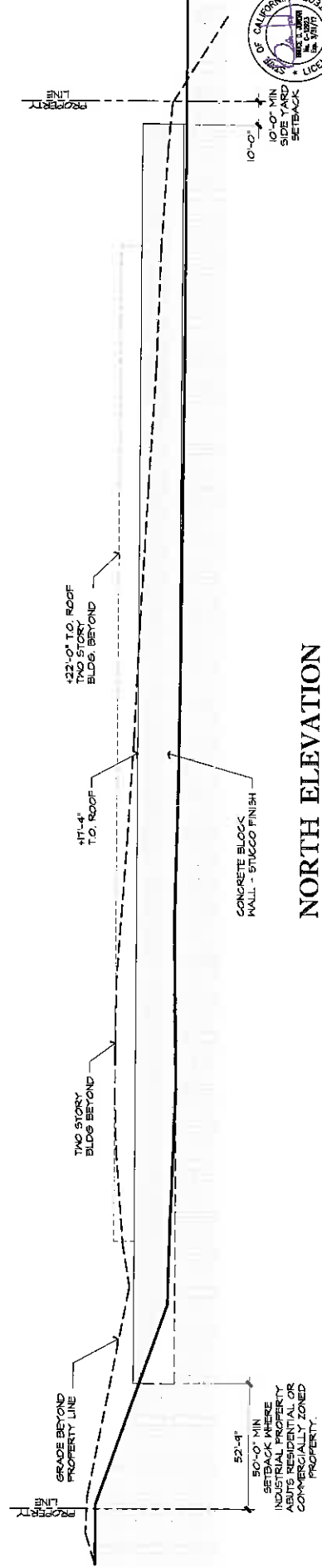
Figure
ILLUSTRATE
LAND USE PLA



CASE: CUP03742 AMD. NO. 1
 EXHIBIT: B
 DATE: 7/12/16
 PLANNER: D. Bowie



WEST ELEVATION



NORTH ELEVATION

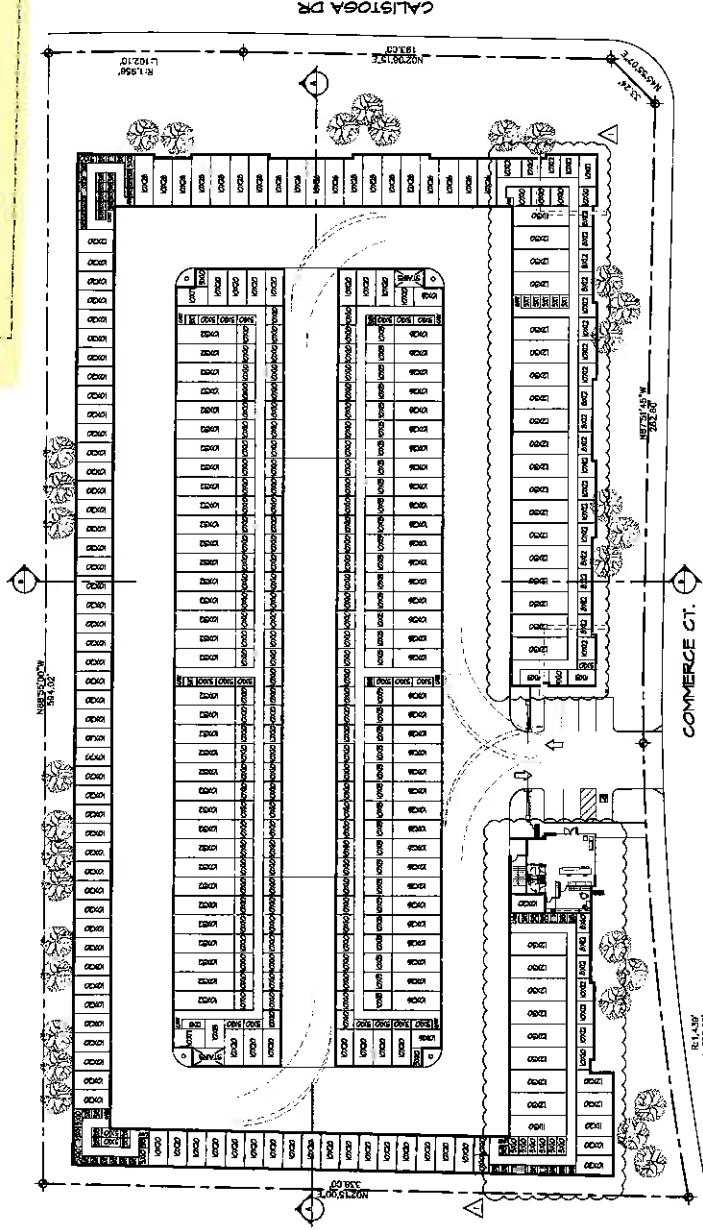


SCHEME G PRELIMINARY REAR ELEVATIONS

SILVERHAWK SELF STORAGE
 MURRIETA, CA

Jordan Architect, Inc.
 15-434
 SCALE: 1" = 16'-0"
 DATE: 06/27/2016

CASE: CUP03742 AMD. NO. 1
 EXHIBIT: C
 DATE: 7/12/16
 PLANNER: D. Bowie



UNIT NO.	UNIT TYPE	UNIT SIZE	UNIT STATUS	UNIT COMMENTS
0001	10' x 10'	100	Occupied	
0002	10' x 10'	100	Occupied	
0003	10' x 10'	100	Occupied	
0004	10' x 10'	100	Occupied	
0005	10' x 10'	100	Occupied	
0006	10' x 10'	100	Occupied	
0007	10' x 10'	100	Occupied	
0008	10' x 10'	100	Occupied	
0009	10' x 10'	100	Occupied	
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0073	10' x 10'	100	Occupied	
0074	10' x 10'	100	Occupied	
0075	10' x 10'	100	Occupied	
0076	10' x 10'	100	Occupied	
0077	10' x 10'	100	Occupied	
0078	10' x 10'	100	Occupied	
0079	10' x 10'	100	Occupied	
0080	10' x 10'	100	Occupied	
0081	10' x 10'	100	Occupied	
0082	10' x 10'	100	Occupied	
0083	10' x 10'	100	Occupied	
0084	10' x 10'	100	Occupied	
0085	10' x 10'	100	Occupied	
0086	10' x 10'	100	Occupied	
0087	10' x 10'	100	Occupied	
0088	10' x 10'	100	Occupied	
0089	10' x 10'	100	Occupied	
0090	10' x 10'	100	Occupied	
0091	10' x 10'	100	Occupied	
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0093	10' x 10'	100	Occupied	
0094	10' x 10'	100	Occupied	
0095	10' x 10'	100	Occupied	
0096	10' x 10'	100	Occupied	
0097	10' x 10'	100	Occupied	
0098	10' x 10'	100	Occupied	
0099	10' x 10'	100	Occupied	
0100	10' x 10'	100	Occupied	

4000% G.P. COMMENTS



SILVERHAWK SELF STORAGE MURRIETA, CA PRELIMINARY UNIT MIX / SITE PLAN SCHEME G

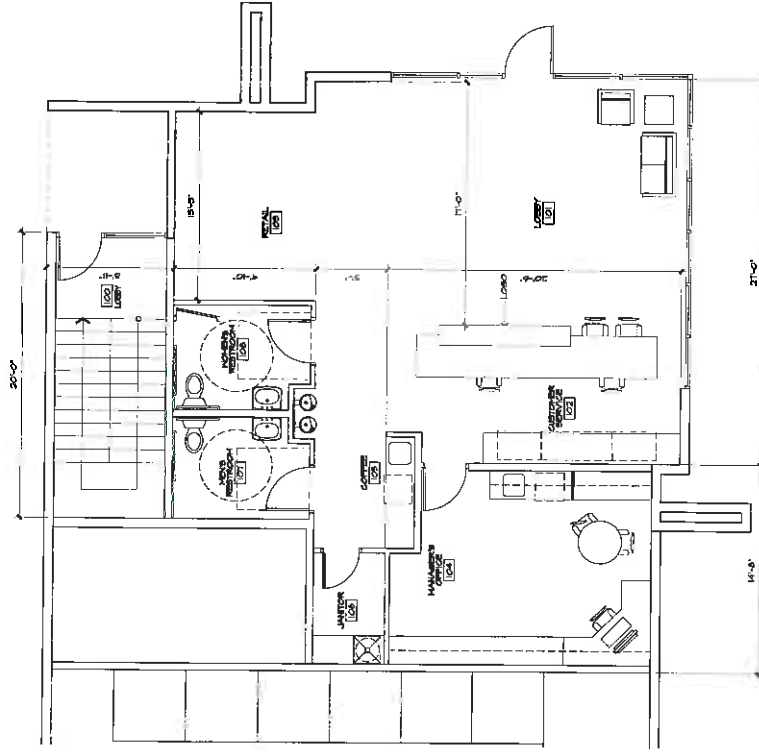
JOB NUMBER: 15-004
 SCALE: 1"=50'-0"
 DATE: 06/22/2016

CASE: CUP03742 AMD. NO. 1

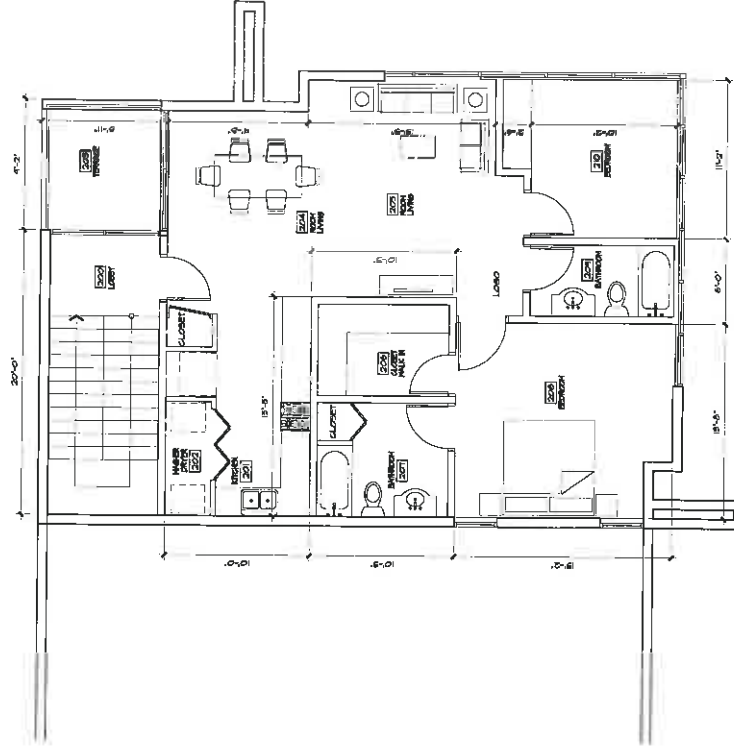
EXHIBIT: C

DATE: 7/12/16

PLANNER: D. Bowie



1ST FLOOR - OFFICE
WF-112 ①



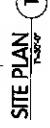
2nd FLOOR - MANAGER'S UNIT
WF-113 ①



SILVERHAWK SELF STORAGE OFFICE & MANAGER'S UNIT LAYOUT

MURRIETA, CA

JOB NUMBER: 15-464
SCALE: 1/8"=1'-0"
DATE: 06/01/2016

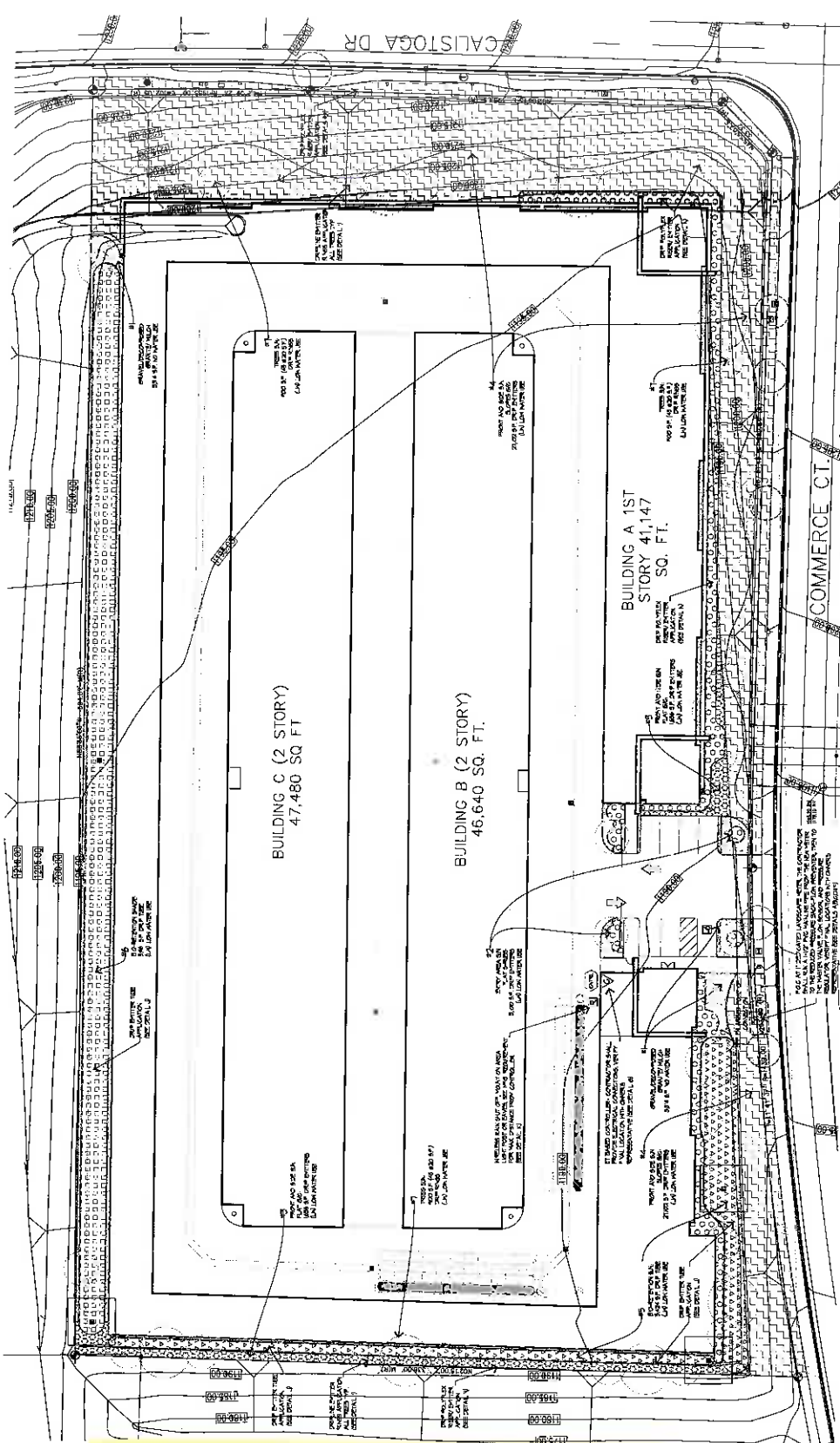


BLANKING LEGEND											
ITEM	SYMBOL	ITEM	SYMBOL	ITEM	SYMBOL	ITEM	SYMBOL	ITEM	SYMBOL	ITEM	SYMBOL
1. ALUMINUM PLATE		10. ALUMINUM PLATE		19. ALUMINUM PLATE		28. ALUMINUM PLATE		37. ALUMINUM PLATE		46. ALUMINUM PLATE	
2. ALUMINUM PLATE		11. ALUMINUM PLATE		20. ALUMINUM PLATE		29. ALUMINUM PLATE		38. ALUMINUM PLATE		47. ALUMINUM PLATE	
3. ALUMINUM PLATE		12. ALUMINUM PLATE		21. ALUMINUM PLATE		30. ALUMINUM PLATE		39. ALUMINUM PLATE		48. ALUMINUM PLATE	
4. ALUMINUM PLATE		13. ALUMINUM PLATE		22. ALUMINUM PLATE		31. ALUMINUM PLATE		40. ALUMINUM PLATE		49. ALUMINUM PLATE	
5. ALUMINUM PLATE		14. ALUMINUM PLATE		23. ALUMINUM PLATE		32. ALUMINUM PLATE		41. ALUMINUM PLATE		50. ALUMINUM PLATE	
6. ALUMINUM PLATE		15. ALUMINUM PLATE		24. ALUMINUM PLATE		33. ALUMINUM PLATE		42. ALUMINUM PLATE		51. ALUMINUM PLATE	
7. ALUMINUM PLATE		16. ALUMINUM PLATE		25. ALUMINUM PLATE		34. ALUMINUM PLATE		43. ALUMINUM PLATE		52. ALUMINUM PLATE	
8. ALUMINUM PLATE		17. ALUMINUM PLATE		26. ALUMINUM PLATE		35. ALUMINUM PLATE		44. ALUMINUM PLATE		53. ALUMINUM PLATE	
9. ALUMINUM PLATE		18. ALUMINUM PLATE		27. ALUMINUM PLATE		36. ALUMINUM PLATE		45. ALUMINUM PLATE		54. ALUMINUM PLATE	

CASE: CUP03742 AMD. NO. 1
EXHIBIT: L
DATE: 7/12/16
PLANNER: D. Bowie



DMLA
Landscape Architecture
dmla@earthlink.net
760/943-3269



My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - 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.



0 2,399 4,798 Feet



REPORT PRINTED ON... 5/5/2016 10:00:16 AM

© Riverside County TLMA GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/hyelines
- waterbodies
- Lakes
- Rivers

Notes

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0 1,199 2,399 Feet



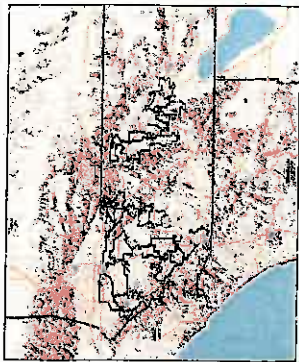
REPORT PRINTED ON... 5/5/2016 10:00:52 AM

© Riverside County TLMA GIS



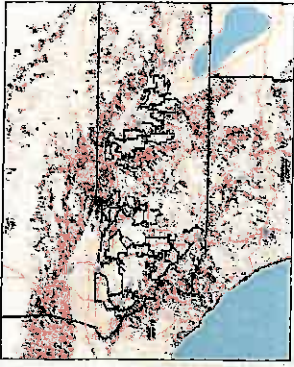
© Riverside County TLMA GIS

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.



Notes

My Map



Legend

- ☐ Display Parcels
- ☒ City Boundaries
- ☐ Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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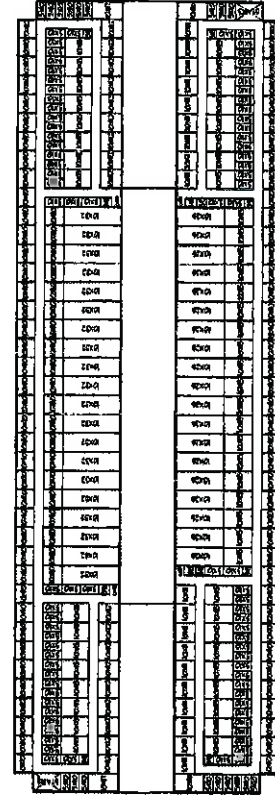
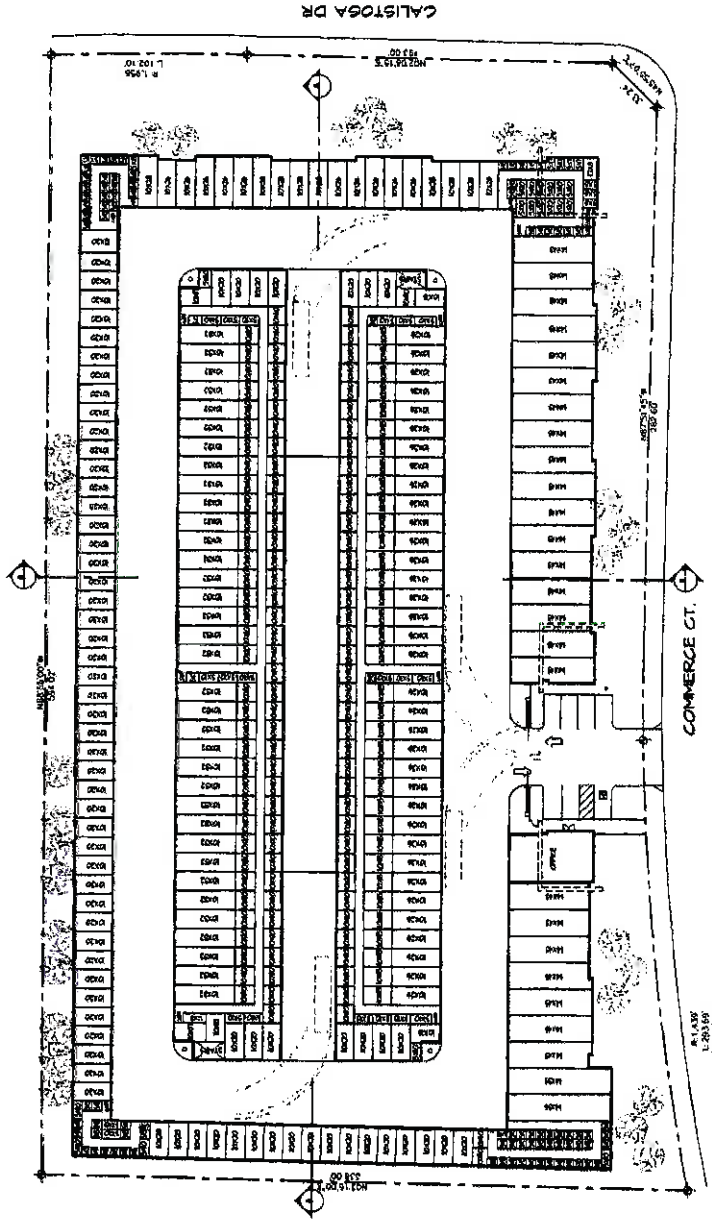


0 150 300 Feet



REPORT PRINTED ON... 5/5/2016 10:01:29 AM

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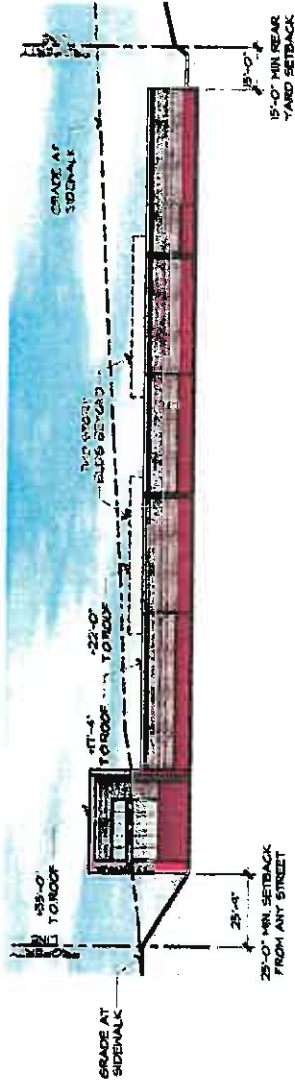
SCHEME G

PRELIMINARY UNIT MIX / SITE PLAN

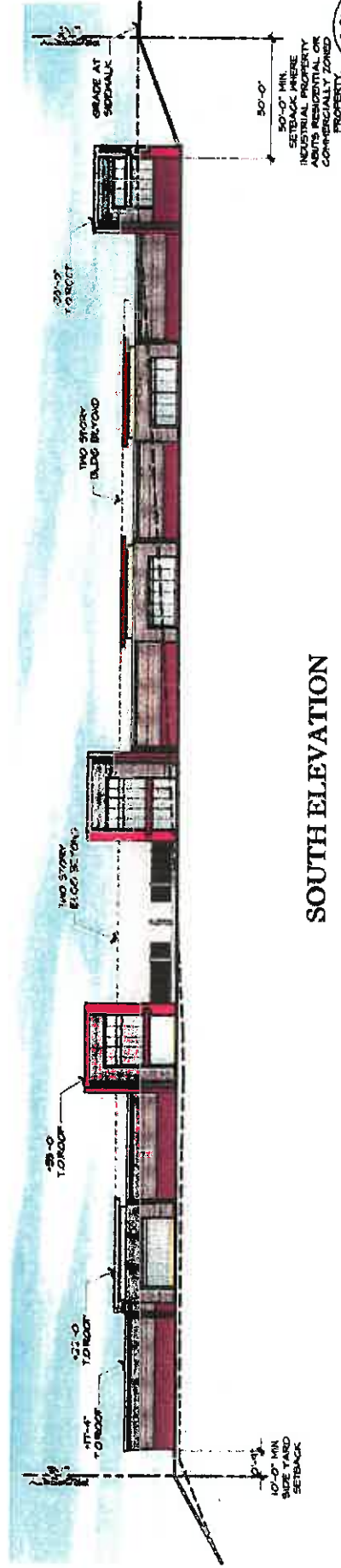
SILVERHAWK SELF STORAGE

MURRIETA, CA

DATE: 02/25/2016
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE
SCALE: 1/8" = 1'-0"



EAST ELEVATION



SOUTH ELEVATION



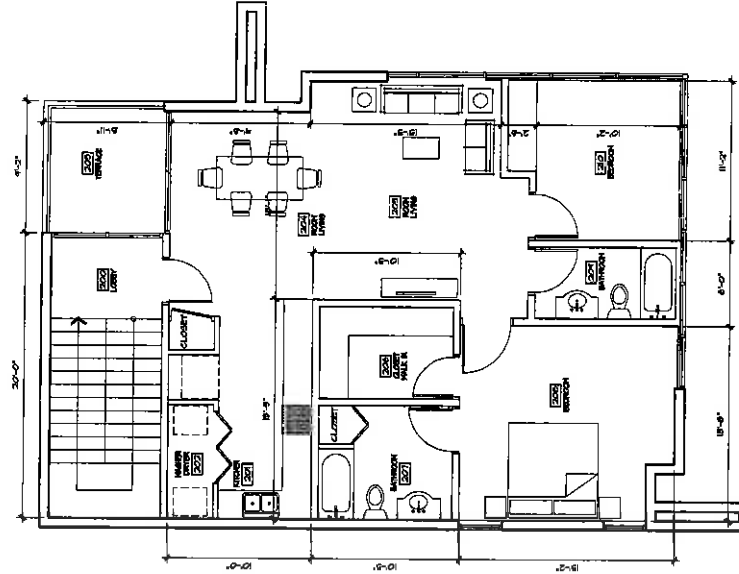
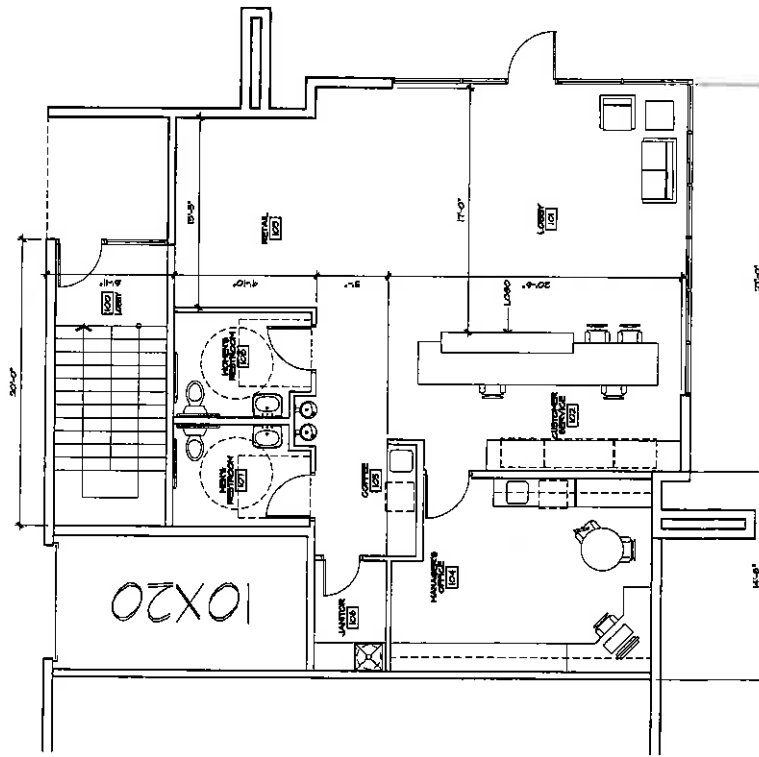
SILVERHAWK SELF STORAGE

MURRIETA, CA

SCHEME G PRELIMINARY STREET ELEVATIONS

DATE: 12-1-2018
 DRAWN BY: J. D. [Name]
 SCALE: 1" = 10'-0"
 SHEET: ONE

JOB NUMBER:	75-434
SCALE:	" = 1/8"
DATE:	02/29/2006



1ST FLOOR - OFFICE LAYOUT

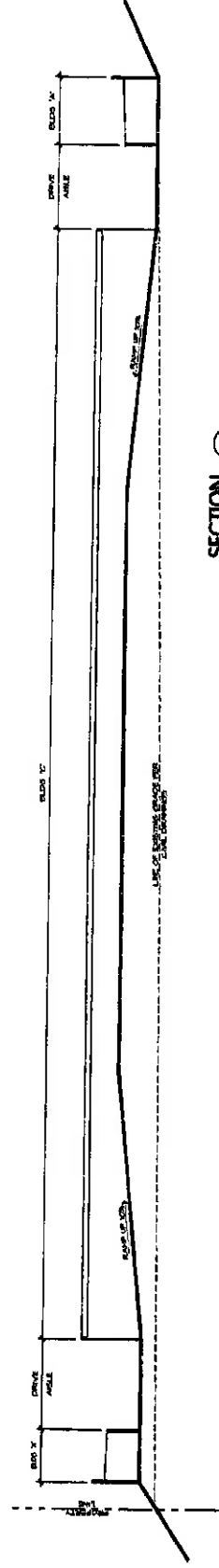
2ND FLOOR - MANAGER'S UNIT LAYOUT

SILVERHAWK SELF STORAGE OFFICE & MANAGER'S UNIT LAYOUT

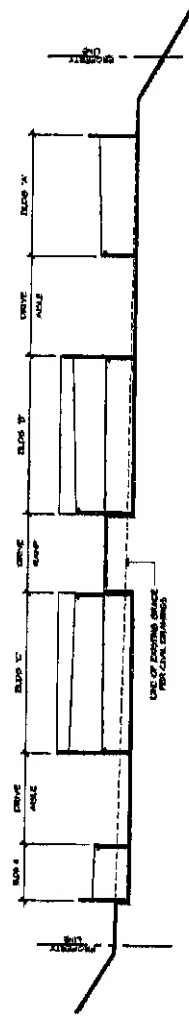
MURRIETA, CA

UNIT NUMBER	DATE
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76-003	10/27/87
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76-005	10/27/87
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76-098	10/27/87
76-099	10/27/87
76-100	10/27/87

JOB NUMBER: 75-434
SCALE: 1/4"=1'-0"
DATE: 05/12/2016



SECTION A
1/2" = 1' - 0"



SECTION B
1/2" = 1' - 0"

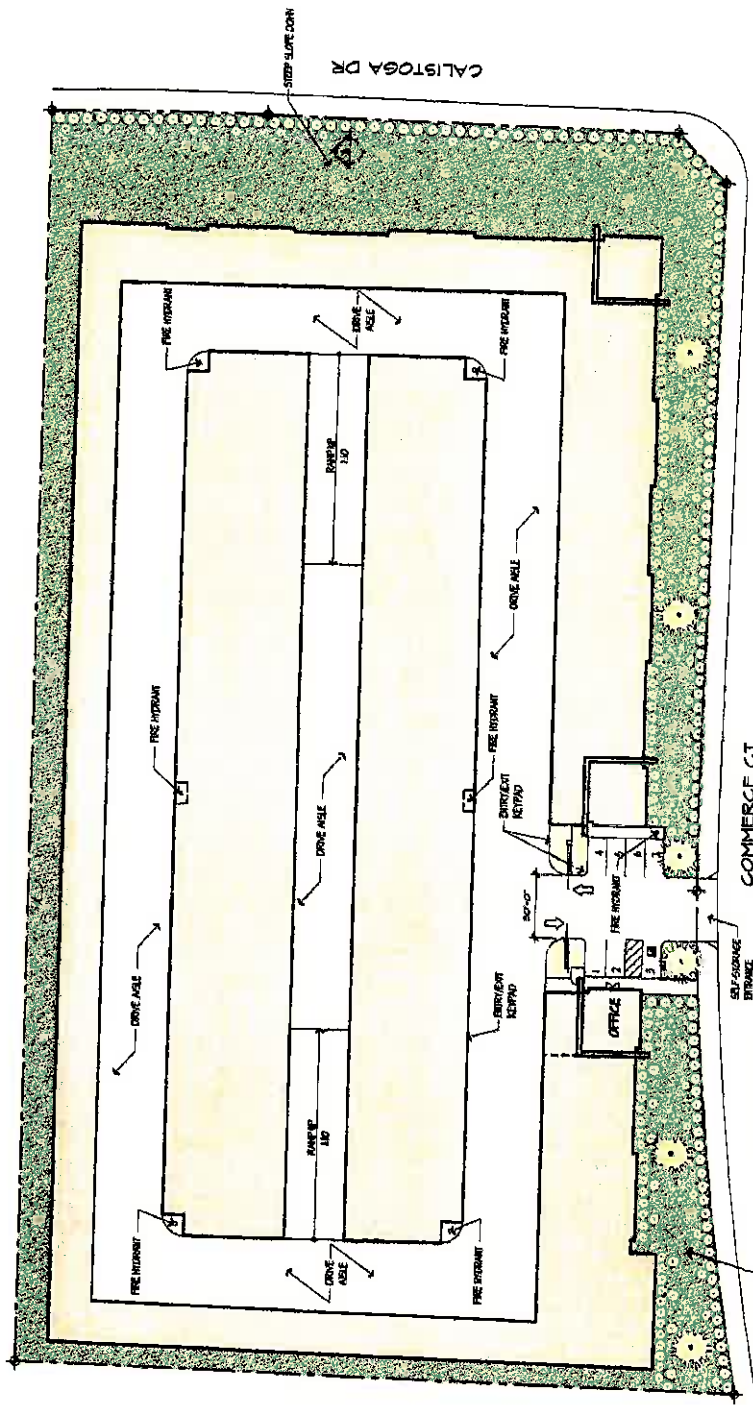
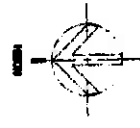


SCHEME G

PRELIMINARY SITE SECTIONS

SILVERHAWK SELF STORAGE
MURRIETA, CA

DATE: 10/01/00
SCALE: 1/2" = 1' - 0"
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 10/01/00



PLANTING NOTES

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE PROVISIONS OF SECTION 13 OF ORDINANCE NO. 2-80
PLANTING AREAS SHALL BE MULCHED WITH 2" MIN LAYER OF ORGANIC WOOD MULCH.
ALL PLANTING SHALL BE INSTALLED WITH 1" MIN LAYER OF ORGANIC MULCH.

PLANTING LEGEND

SYMBOL	GENUS	BOTANICAL / COMMON NAME	REMARKS	SIZE
	TREE	ARECATHA MAZONIA / MAZONIA ARECATHA	MULTI / LONG BRANCH	30' BOX
	SHRUB	MANISHERGIA RUBENS / DEER GRASS		1 GAL
	SHRUB	PHYLLISIA TROPICALIS / SILVER SEED PITCHER		15 GAL
	SHRUB	PHYLLISIA TROPICALIS / VAREGATED HOLLY GRASS		4 GAL
	GROUND COVER	CELANOTHUS NORDSTRAALIA / YAKKEE POINT / CARREL GREYER		1 GAL @ 42' O.C.

SILVERHAWK SELF STORAGE

MURRIETA, CA

CONCEPTUAL LANDSCAPING

JOB NUMBER: 12345

SCALE: 1" = 10'

DATE: 12/31/2024



jordan architects, inc.

May 6, 2016

To: County of Riverside
Transportation and Land Use Management Agency
ATTN: Mr. Paul Rull
39493 Los Alamos Road
Murrieta, CA. 92563

Re: Trip Generation Analysis for proposed Silverhawk Self Storage
Project#: CUP 03742

Developer: James Delhamer
Harmony Grove Partners
c/o Nancy Durning
1000 Pioneer Way
El Cajon, CA. 92020

Dear Mr. Rull;

On behalf of the Developer, Jordan Architects has prepared the following report associated with the County's request to illustrate that the proposed project will have less occupancy on site than assumptions set forth by the County of Riverside.

The following analysis is being submitted to you to illustrate the anticipated trip generation and onsite traffic for the proposed self storage facility to be located at the northwest corner of Commerce Court and Calistoga Drive, California. In preparing this report, Jordan Architects draws upon over 25 years of experience and over 800 self storage projects in the United States, Canada and Europe. We have become quite familiar with daily operations, traffic generation rates, parking requirements and related development criteria for self storage projects. Jordan Architects provides consultation to the Self Storage Association, various professional and governmental agencies (e.g. the Institute of Transportation Engineers, the San Diego Association of Governments, and the Arizona Department of Transportation), and the development community as a whole regarding design, development standards and similar issues specific to self storage projects.

Project Data

Proposed Building Area and Land Use

Self Storage:	135,267 gross sq. ft.
Single Tenant Office:	1,144 gross sq. ft.
Total:	136,411 gross sq. ft.

Trip Generation for the Site

For the purpose of this analysis we will be citing the San Diego Association of Governments (SANDAG), the Institute of Transportation Engineers (ITE) and other qualified sources.

Storage = 2 trips/1,000 square feet, 6% AM peak, 9% PM peak

Single Tenant Office = 14 trips/1,000 square feet, 15% peak (both AM and PM)

Self Storage Trip Generation Facts

- Vehicle occupancy ranges from 1.2 to 1.9 persons per automobile (average weekday)
- Truck trips account for 2 to 15 percent of weekday traffic
- Peak hours: Weekdays - 6:00AM and 9:30AM
3:00PM and 6:30PM

Trip Generation Rate – PROPOSED DEVELOPMENT Storage & Office

Storage trip generation rate: (defined as Rental Storage by SANDAG) is 2 trips/1000 sq. ft.

Single Tenant Office trip generation rate: 14 trips/1000 sq. ft.

Single Tenant Office: $1,144 / 1000 = 1.14 \times 14 = 15.96$ trips/24 hrs.

Storage: $135,267 / 1000 = 135.3 \times 2 = 270.6$ trips/24 hrs.

Total trips 286.56 trips/24 hrs.

Peak Hours PROPOSED

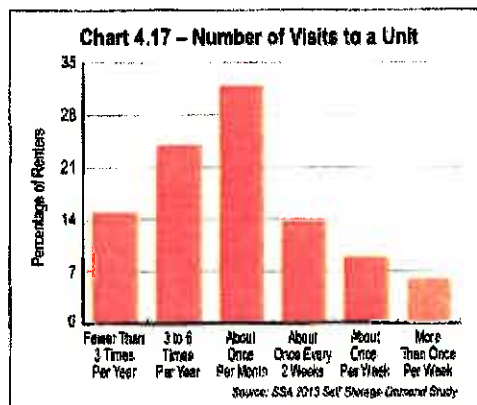
The peak AM hour for the self storage is 6% of the total trips/24hours. In this case that is 16.24 trips per peak AM hour, while the peak PM hour is 9% or 24.35 trips per peak PM hour.

The peak AM hour for office is 15% of the total/trips/24 hours. For the current office at this site, 2.39 trips per peak AM hour with the peak PM hour generating 15% or 2.39 trips.

The combined total for the storage and office uses would therefore be a peak AM hour of 18.63 trips and peak PM hour would be 26.74 trips.

Conclusion

For additional information on storage site traffic, please see the chart below from the *2014 Self Storage Almanac* (published by *The Mini Storage Messenger*):



Although the current SANDAG rate for trip generation is low, the chart above indicates that over 65% of storage users access their units less than once a month. We have also attached (see "Addendum A") gate receipts from one of the busiest sites in Orange, California. The receipts are from a Saturday, typically the highest traffic day of the week. They illustrate a total of 242 gate entries for the entire day. Occupants at this facility are required to enter their code at entry *and* exit therefore making the actual number of occupants onsite for the day 141 (each occupant accounting for 2 of the receipt entries).

The self storage facility that produced the attached receipts is comparable in size to the subject site at 130,000 gross square feet with 945 total units, meaning only 14.9% of the occupants accessed their site on the busiest day of the week. In addition to the above listed square footage the site in Addendum A has 158 RV spaces, something the subject site does not have and would therefore generate even less traffic on site.

Conclusion

The attached gate receipts are useful in determining typical peak tendencies for onsite visitors during the busiest day of the week. In our analysis, the range of onsite visitors in any given hour was 9-19 unique individuals (excluding repeat visits from the same person). Given this analysis, it is our opinion that the average number of visitors in a given hour is 14. As indicated above, the total amount of entries and exit are 242. However, the actual number of unique visitors in Addendum A is approximately 82. Therefore, the recommended visitors an hour on average is 14, while the number of unique visitors per day is approximately 80-85.

We are happy to discuss any aspect of our request and address any concerns you may have regarding the information provided herein.

Sincerely,

David Meinecke
Vice President



jordan architects, inc.

March 2, 2016

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

Subject: Development Plan: Statement of Operations
APN: 957-371-012

The purpose of this letter is to provide the "Statement of Operations" for the proposed storage facility located at the corner of Calistoga Drive and Commerce Court.

Hours of Operation, Number of Employees, & Required Parking

The proposed facility will be for the storage of household goods. The facility will be open from 7am to 7pm, 7 days a week. The staff will consist of 2 employees. The number of parking spaces required for this use is 2 (2 spaces per 3 employees), however we have provided 7 spaces.

Trip Generation

Self-storage projects are characterized by very low levels of traffic and thus need relatively few parking spaces to meet the demand. The parking spaces located near the leasing office are used by customers, typically occupying these spaces for very short durations, to obtain information and rent storage units. Subsequently, storage unit customers statistically access their unit one time per 60 day period (although higher access rates can occur, they are not the norm.) On average, customers spend about 15 minutes parked near their space and then exit the facility.

Project Data

119,401 net rentable square feet

Self Storage trip generation rate: 2.5 trips/1000 square feet

$119,401 / 1000 = 119.4 \times 2.5 = 299$ trips/24 hours

The peak AM hour for self-storage is 6% of the total trips/24 hours. In this case that is 17.94 trips per peak AM hour, while the peak PM hour is 9% or 26.91 trips per peak PM hour.

Description of Hazardous Materials

There are no hazard materials utilized onsite. Furthermore, clientele is forbidden from storing said materials.

General Description

This is an upscale storage facility that will provide a clean, inviting management office available to lease units to customers. The project will consist of the leasing of enclosed individual spaces for the storage of personal items and household goods.

The facility will be managed and operated by a first class operator with over 45 years of experience in the self storage business. At this time, the owner is considering the inclusion of a caretaker's residence to provide extra security for the facility and its customers.

If you should have any questions or comments concerning the above listed information, please do not hesitate to contact us.

Sincerely,

David Meinecke

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42880
Project Case Type (s) and Number(s): CUP03742
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowie, Project Planner
Telephone Number: (951) 955-8254
Applicant's Name: Silverhawk L.P. c/o James Delhamer
Applicant's Address: 1508 West Mission Road, Escondido, CA 92029

I. PROJECT INFORMATION

Project Description: The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 41,147 sq. ft. building also proposing a 1,144 sq. ft. office, and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes seven (7) parking spaces also to include one accessible parking space. Related Cases: N/A - APN: 957-371-012

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

B. Total Project Area: 4.36

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 4.36	Lots: 1	Sq. Ft. of Bldg. Area: 119,401	Est. No. of Employees: 3
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 957-371-012

Street References: Northwesterly of Calistoga Drive and Commerce Court.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 7 South Range: 2 West Section: 18

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

F. Medium Residential (M) to the east and southeast in Planning Area(s) 8 and 13, and Very High Residential to the south in Planning Area 12, which is consistent with the General Plan at the time of adoption.

G.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Town Center/Commercial Specific Plan No. 213, Planning Area 9
- 2. Circulation:** In or partially within a Circulation element Right-of-way. Per Highway 79 Policy, the project has adequate circulation to the site and is therefore consistent with the Circulation

Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** Biology determined that this project does not fall within the guidelines of MSHCP based on a mapping error. Further, this project is a commercial project and does not require open space elements. No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies. (COA 10. E HEALTH. 1)
6. **Housing:** The project proposes a 136,411 square foot self-storage (mini-warehouse) facility. There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

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

D. Land Use Designation(s): Town Center\ Commercial

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

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

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Properties (Silverhawk) No. 213

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 9

H. Existing Zoning: Specific Plan No. 213

I. Proposed Zoning, if any: Specific Plan No. 213

J. Adjacent and Surrounding Zoning: Specific Plan No. 213

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 checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

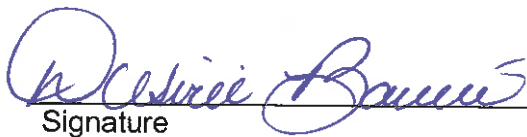
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

January 17, 2017
Date

Desiree A. Bowie
Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<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: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 20.40 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.27) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.3) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.3) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered 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 prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The property and surrounding properties are within Specific Plan No. 213. Parcels to the north and south are for the purpose of commercial development. Therefore, the proposed project is not anticipated to impact agricultural uses within the vicinity.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<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 General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, "Air Quality Report (GHG)", prepared by LDN Consulting Inc., September 2015

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP).

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The Air Quality Report determined that the proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not create either short or long term significant quantities of criteria pollutants or result in significant localized air quality impacts. The air quality report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such is not denote mitigation under CEQA. Volatile Organic Compound (VOC) emissions given off from the application of paints and coatings could exceed the daily threshold after building construction. Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. (COA 10.PLANNING.38) With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. The report concluded that all emissions are within their respective threshold values and the impact is less than significant. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes 136,411 square foot self-storage (mini warehouse) facility. Single-family residential uses are located to the west and south of the project site. The air quality report determined that the project is not anticipated to generate significant odors or substantial point source emissions. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. (COA 30. PLANNING. 9)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 30. Planning.32)

a) Less than Significant Impact.

According to the General Biological Report dated May 25, 2016 prepared by Glenn Lukos Associates, Inc., the Project site is not targeted by the MSHCP for Reserve Assembly. The Project site is located in the Southwest Area Plan of the MSHCP. The County of Riverside Conservation Summary Generator and the RCA MSHCP Information App both identify that a small portion of the Project site (0.45 acre) is located within the MSHCP Criteria Area Cell 6180. However, the Project's Preliminary Application Review (PAR) project site "appears to partially fall within cell 6180 but that is due to a mapping error." On this basis, the Project site would not be subject to the HANS or JPR processes. Furthermore, the Criteria for Cell 6180 targets the eastern portion of the Cell for conservation, whereas the Project site is located west of the Criteria Cell.

The Project site does not contain MSHCP Riparian/Riverine resources or vernal pools; therefore, the Project will not impact resources addressed under Section 6.1.2 of the MSHCP. As such, the Project will not require a DBESP for Riparian/Riverine resources or vernal pools.

The Project site is located within Narrow Endemic Plant Species Survey Area (NEPSSA) #4 which includes the following target species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumilla*), many stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocormus (*Trichocoronis wrightii* var. *wrightii*). The Project site has been previously disturbed through grading and does not contain suitable habitat for the NEPSSA target species. The Project will not impact the NEPSSA target species and will be consistent with Section 6.1.3 of the MSHCP.

The Project site is located immediately south of existing Public/Quasi-Public Conserved Lands; however, the Project is not expected to result in significant indirect impacts to special-status biological resources with the implementation of measures pursuant to the MSHCP Urban/Wildlands Interface Guidelines (Section 6.1.4 of the MSHCP). The Project will implement measures consistent with the MSHCP guidelines to address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. The proposed Project will be consistent with Section 6.1.4 of the MSHCP. The project is conditioned for general compliance with the MSHCP Urban/Wildlands Interface Guidelines because of its proximity to Public/Quasi-Public conservation lands (Condition of Approval 10.EPD.001). Additionally, prior to the issuance of grading permits, the project is conditioned to clearly delineate the limits of onsite grading that are adjacent to the PQP area (60.EPD.003). Lastly, the project is conditioned for submittal of a lighting plan prior to building permit issuance to ensure that project lighting is directed away from the PQP area (80.EPD.001).

The proposed Project site is located within the MSHCP burrowing owl survey area. Focused burrowing owl surveys were conducted for the proposed Project site and no burrowing owls were detected. A 30-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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day burrowing owl pre-construction survey is conditioned for the project prior to grading permit issuance (Condition of Approval 60.EPD.1). In addition, prior to grading final inspection, the MBTA survey report must be submitted to the County Planning Department for review (70.EPD.001). According to the MSHCP Conservation Summary Generator and RCA MSHCP Information App, the Project site is partially located within the Criteria Area Plant Species Survey Area (CAPSSA). However, the CAPSSA coincides with the Criteria Area and since the County of Riverside acknowledges that the overlap with the Criteria Area is due to a mapping error it is also presumed that the inclusion within the CAPSSA is also due to mapping error. Regardless, the Project site does not contain suitable habitat for the target CAPSSA species. With the adherence to County of Riverside Conditions of Approval, the proposed Project will be consistent with MSHCP Section 6.3.2.

The proposed Project will be consistent with the biological requirements of the MSHCP specifically pertaining to the Project relationship to reserve assembly Section 6.1.2 Protection of Species Associated with Riparian/Riverine and Venial Pools, Section 6.1.3 Protection of Narrow Endemic Plant Species, Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface, and Section 6.3.2 Additional Survey Needs and Procedures. Therefore, impacts will be less than significant.

b) No Impact.

Special-status plant species, including threatened and endangered species, were evaluated for the Project site through general biological surveys and habitat assessments. Plant species were evaluated based on the following factors 1) species identified by the CNDDDB and CNPS as occurring either currently or historically on or in the vicinity of the Project site, 2) applicable MSHCP survey areas, and 3) any other special-status plants that are known to occur within the vicinity of the Project site or for which potentially suitable habitat occurs within the site. Special-status animal species, including threatened and endangered species, were evaluated for the Project site through general biological surveys habitat assessments and focused surveys. Animal species were evaluated based on the following factors including 1) species identified by the CNDDDB as occurring either currently or historically on or in the vicinity of the Project site, 2) applicable MSHCP survey areas, and 3) any other special status animals that are known to occur within the vicinity of the Project site for which potentially suitable habitat occurs on the site.

According to the General Biological Report dated May 25, 2016 prepared by Glenn Lukos Associates, no endangered or threatened plant or animal species were detected at the Project site and none are expected to occur due to the level of site disturbance and the lack of suitable habitat occurring on the project site. No impacts to threatened and/or endangered species will occur.

c) Less than Significant Impact.

The burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. As mentioned in part a) of this section, the proposed Project site is located within the MSHCP burrowing owl survey area. According to the General Biological Report dated May 25, 2016 prepared by Glenn Lukos Associates, focused burrowing owl surveys were conducted for the proposed Project site and no burrowing owls were detected. A 30-day burrowing owl pre-construction survey is conditioned for the project prior to grading permit issuance (Condition of Approval 60.EPD.1). In addition, prior to grading final inspection, the MBTA survey report must be submitted to the County Planning Department for review (70.EPD.001). Therefore, impacts to special-status species will be less than significant.

d) Less than Significant Impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in part a) of this section, the Project site is located immediately south of existing Public/Quasi-Public Conserved Lands; however, the Project is not expected to result in significant indirect impacts to special-status biological resources with the implementation of measures pursuant to the MSHCP Urban/Wildlands Interface Guidelines (Section 6.1.4 of the MSHCP). The Project will implement measures consistent with the MSHCP guidelines to address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. The proposed Project will be consistent with Section 6.1.4 of the MSHCP. The project is conditioned for general compliance with the MSHCP Urban/Wildlands Interface Guidelines because of its proximity to Public/Quasi-Public conservation lands (Condition of Approval 10.EPD.001). Additionally, prior to the issuance of grading permits, the project is conditioned to clearly delineate the limits of onsite grading that are adjacent to the PQP area (60.EPD.003). Lastly, the project is conditioned for submittal of a lighting plan prior to building permit issuance to ensure that project lighting is directed away from the PQP area (80.EPD.001).

According to the General Biological Report dated May 25, 2016 prepared by Glenn Lukos Associates, the Project site contains sparse trees and ground cover that may provide suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). Therefore, a pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance (Condition of Approval 60.EPD.2) to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). Impacts will be less than significant with adherence to the County of Riverside Conditions of Approval.

e-f) No Impact.

Glen Lukos Associates, Inc. surveyed the Project site for jurisdictional waters, Riparian/Riverine, and vernal pool/seasonal pool habitat. According to the General Biological Report dated May 25, 2016 prepared by Glenn Lukos Associates, the Project site does not contain waters of the United States including wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers and Regional Water Quality Control Board. Additionally, the Project site does not contain streams/riparian vegetation subject to the jurisdiction of California Department of Fish and Wildlife or MSHCP Riparian/Riverine resources or vernal pools. No impacts to riparian habitat, vernal pools, or wetlands will occur.

g) No Impact.

The Project site consists of a previously graded parcel that is on the easternmost end of a series of terraced graded parcels. As a result of the prior grading/land alteration and continued site maintenance, the property is disturbed and does not support any native vegetation types. Vegetation at the site consists predominantly of ruderal species. The slopes abutting Calistoga Drive and Commerce Court contain some ornamental trees and groundcover. No oak trees are present on the Project site. The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials: PDA04973; A Phase I Cultural Resource Assessment for the Silverhawk Self-Storage Project, Pre-application Review No. 01442, Riverside County, California (Smith 2015).

Findings of Fact:

Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there are no impacts.

1. Native American consultation included contact by mail on March 18, 2016 to four Native American tribes who had requested notification (PRC 21080.3.1) The four tribes include; Pechanga, Soboba, Cahuilla, and Rincon. Responses requesting to consult were received from Pechanga on April 20, 2016. Project materials were sent to Pechanga on April 4, 2016 and April 20, 2016. Precise grading plans were sent to Pechanga on April 26, 2016. No response was received from Pechanga and a letter concluding consultation was sent to Pechanga on May 18, 2016.
1)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials: PDA04973; A Phase I Cultural Resource Assessment for the Silverhawk Self-Storage Project, Pre-application Review No. 01442, Riverside County, California (Smith 2015).

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

- a) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site.
- b) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant historical resources.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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).

This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Therefore impacts in this regard are considered less than significant.

- d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified.
- e) Based on an analysis of records, a cultural survey of the property, and Native American consultation, it has been determined that tribal cultural resources are not present within the project site. Native American consultation included contact by mail on March 18, 2016 to four Native American tribes who had requested notification (PRC 21080.3.1) The four tribes include; Pechanga, Soboba, Cahuilla, and Rincon. Responses requesting to consult were received from Pechanga on April 20, 2016. Project materials were sent to Pechanga on April 4, 2016 and April 20, 2016. Precise grading plans were sent to Pechanga on April 26, 2016. No response was received from Pechanga and a letter concluding consultation was sent to Pechanga on May 18, 2016. The project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 because there are no physical Tribal Cultural Resources present.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10) Paleontological Resources

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: Because of the documented High paleontological sensitivity of the sandstone member of the Pauba Formation, paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas so mapped shall be required to mitigate impacts to potential nonrenewable paleontological resources.

Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, a Paleontological Resource Impact Mitigation Program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology has been created and must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities with the Area of Potential Effect (APE).

Mitigation: No mitigation measures are required unless resources are encountered. (COA 60. Planning. 16)

Monitoring: Paleontological monitoring is required during grading activities.

GEOLOGY AND SOILS Would the project

f) **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: a&b) According to the project specific Geologic Report (GEO 2499) the project site is not located in a Alquist-Priolo Earthquake Fault Zone; however, a branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area. A 50 foot setback was established and no structures for human occupancy are proposed to be constructed within the setback. Because there will be no structures constructed within this setback zone, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

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.

g) Liquefaction Potential Zone

a. Be subject to seismic-related ground failure, including liquefaction?

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to the Geologic/Seismic Hazard Investigation prepared by Leighton and Associates, Inc. and dated November 24, 2015, the potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

h) Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

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

Findings of Fact: According to the geotechnical investigation prepared by Leighton and Associates, Inc., the Project site could be subjected to very severe seismic ground shaking. A Maximum Considered Earthquake (geometric mean) peak ground acceleration adjusted for site effects of 0.70g was determined for the site using the Ground Motion Parameter Calculator provided by the United States Geological Survey. Additionally, the Project could be susceptible to a maximum magnitude of 6.8.

With mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

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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i) 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?

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: There is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability of the subject lot surrounding slopes. The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

j) 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?

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: The project is not located within a designated subsidence area as delineated in the Riverside County General Plan. In addition, the General Plan, Safety Element Policy requires site grading, and the design of buildings and structures to be in accordance with the California Building Code (CBC). With such compliance, the project will be deemed mitigated to potential effects of hydroconsolidation, groundwater withdrawal, and dry sand settlement.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

k) Other Geologic Hazards

a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is more than 25 miles from the Pacific Ocean and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the Project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within Dam Inundation Zone, nor is it within a within a 100-Year Flood Zone. Due to the previous grading and SWPPP measures implemented at the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

l) 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-b) Previous grading has constructed cut and fill slopes at a 2:1 inclination that are greater than 10 feet high. However, the stability of these cut and fill slopes has been determined to be stable under both static and pseudo static conditions.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

m) Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact: a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

b) According to the Project geologist, laboratory tests of on-site soil samples indicate the expansion potential of surface soils across the site is generally low, with an expansion index value of 50 or less, and a plasticity index of less than 15. In addition, foundations and slabs should be designed in accordance with structural considerations and applicable CBC guidelines for commercial construction. Therefore, there would be no impact.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

n) 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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, there will be a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

p) Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<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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Source: Project application materials, "Air Quality Report (GHG)", prepared by LDN Consulting Inc., dated September 2015

Findings of Fact:

a) Analysis by LDN Consulting Inc. indicates the project's annual GHG emissions will be 1,965 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for residential, commercial, and mixed-use projects currently proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. Therefore, there will be a less than significant impact.

b) The project will be consistent with the policies and plans of Riverside County and AB 32. The proposed project will reduce GHG emissions with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards, efficient lighting, and Title 24 requirements. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
q) Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

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

a-b) The project proposes 136,411 square foot self-storage (mini warehouse) facility. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be a less than significant impact.

d) There is a school located adjacent to the project site. However, the project is proposing to modify and expand an existing church site and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: A-B) Based on the meeting held on June 9, 2016 by the Airport Land Use Commission (ALUC), and in accordance with the French Valley Airport Land Use Compatibility Plan, the project site is located within Compatibility zone C. Zone C restricts average intensity to 80 people per acre, through the French Valley Airport Compatibility Plan Policy 2.3.b.(1).

Pursuant of Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, the following rates were used to calculate the occupancy for the proposed building in Compatibility zone C:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1 person per 300 feet; applicant trip counts anticipate a maximum of 85 daily visitors to the proposed site, based on daily visitor trips to the mini storage facility.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 54,758 square feet of storage area. This would result in a single-acre occupancy of 183 people (based on Appendix C storage standard of 1 occupant per 300 square feet), which is inconsistent with the Compatibility Plan's Zone C single-acre criterion of 160. If we were to use the applicant's visitor trip counts, the single-acre occupancy would be 85 people, which is consistent with the Zone C single-acre criterion of 160. Therefore, this would result in a less than significant impact.

The project does not result in a safety hazard for people working or residing in the area.

C) The elevations of Runway 18-36 at its southerly terminus is 1,330 feet above mean sea level (1330 AMSL). At a distance of approximately 4,000 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,370 feet AMSL. The maximum finished floor elevation is 1,195 feet AMSL. With a maximum building height of 35 feet, the top point elevation would be 1,230 feet AMSL-100 feet below the runway elevation. Therefore, review of buildings by the FAA Obstruction Elevation Service (FAAOES) is not required. Therefore, this would result in a less than significant impact.

d) This project is not located within a vicinity of a private airstrip, or heliport that would result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are not required.

Monitoring: No monitoring measures are not required.

s) Hazardous Fire Area

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project is not within a hazardous fire area and would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

t) Water Quality Impacts

a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review.

Findings of Fact:

The project is located northerly of Commerce Street, and westerly of Calistoga Drive approximately 1,000 feet north of Murrieta Hot Springs Road. The site is parcel 20 of Parcel Map 23248-2, which is part of the Silverhawk Specific Plan and Community Facilities District (CFD) 88-4 which have constructed offsite drainage facilities, Line 600 and a portion of Tocalota Creek, to protect the site from local offsite storm runoff. The site has been mass graded and the street improvements have been completed under the parcel map. Therefore, the proposed project receives minimal offsite runoff from the north. Onsite flows will drain onto Commerce Court and south to Murrieta Hot Springs Road where catch basin laterals will collect the flows into Line 600 storm drain. Except for nuisance nature local 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. Therefore, there will be less than significant impacts.

a) Based upon the Flood Hazard Report, the project will not alter the existing drainage patter of the area. Therefore, it will have a less than significant impact.

b) The project will not violate any water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. There will be no deficit in aquifer volume or a lowering of the local groundwater table levels. Therefore, there will be no impact.

d) Line 600 and a portion of Tualota Creek, will protect the site from local offsite storm runoff. The site has been mass graded and the street improvements have been completed. Therefore, the project receives minimal offsite runoff from the north. Therefore, there will be no impact.

e) This project is not a map, and there will be no housing. Therefore, there will be no impact.

f) The project is not located within a 100 year flood hazard area.

g) Onsite flows will drain onto Commerce Court and south to Murrieta Hot Springs Road where catch basin laterals will collect the flows into Line 600 storm drain. Except for nuisance nature local project is considered free from ordinary storm flood hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

u) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: The GIS data states that the project site is not located within a 100 year flood zone. Future development at the project site has the potential to incremental increase the amount of runoff water that leaves the project site. These impacts, will less than significant, shall be mitigated to a level of insignificance through project design and conditions of approval imposed by the Riverside County Flood Control District.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) There will be no changes in absorption rates, because the project will be adequately constructed to control absorption, and on or offsite flooding because of the Line 600 drain, and Tualota Creek. Because the project is not habitable space there will be a less than significant impact. Tualota Creek has sufficient water flow to not adversely increase changes in surface water in in water body. Therefore, the impact would be deemed less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

v) Land Use

a. Result in a substantial alteration of the present or planned land use of an area? ☐ ☐ ☐ ☒

b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? ☐ ☐ ☐ ☒

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

Findings of Fact: a-b) The project site currently has a land use designation of Town Center: Commercial (TC:C) The project scope the project is in does not have a city sphere of influence. The City of Temecula sphere of influence the project was transmitted to, did not respond. However, even though the city did not respond, the impacts to traffic and infrastructure are minimal. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

w) Planning

a. Be consistent with the site's existing or proposed zoning? ☐ ☐ ☐ ☒

b. Be compatible with existing surrounding zoning? ☐ ☐ ☐ ☒

c. Be compatible with existing and planned surrounding land uses? ☐ ☐ ☐ ☒

d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? ☐ ☐ ☐ ☒

e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? ☐ ☐ ☐ ☒

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: a-c) The project is consistent with the zoning and General Plan based on Specific Plan No. 213, Planning Area 9.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project demonstrates adequate transportation infrastructure capacity to accommodate the added traffic growth.

e) The project does not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact: The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine.

a) There are no known minerals of value within the region of this property.

b) There is no loss of availability of a locally-important mineral resource recovery site.

c) All land use within this area is compatible based on Specific Plan No. 213

d) There will be no hazardous materials exposed to people or property, and there are no abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
y) Airport Noise			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: On June 9, 2016, the Riverside County Airport Land Use Commission (ALUC) found the proposed project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011. Facility related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case exterior noise levels; 45dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard). Therefore the impacts will be less than significant.

a-b) This project is not located within the vicinity of a private airstrip or expose people to excessive noise levels and is not located within

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

z) Railroad 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is located in excess of five (5) miles from railroad tract, and shall not be impacted by railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

bb) Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed commercial project will not create additional noise. However, during construction, it is anticipated that there will be a temporary increase in noise levels, and noise levels could reach significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

POPULATION AND HOUSING Would the project

cc) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact: The proposed commercial project will not have an adverse impact upon population and housing in Riverside County.

- a) No existing residences will be displaced as a result of this project.
- b) There will be no demand for additional housing, therefore there are no impacts.
- c) There will be no replacement of housing or displacement of people.
- d) No County Redevelopment Project Area will be affected.
- e) The project will not exceed official regional or local population projections.
- f) There will not be an influx of population growth, directly or indirectly due to this project. Therefore, there will be no impacts.

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:

dd) Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will not create any impact on fire services, but future single-family residences will increase the need for fire protection. That increase will be mitigated through payment of development impact fees, which will includes a fire services mitigation fee. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

ee) Sheriff Services

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

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

ff) Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project site is located Temecula Valley Unified School District. The implementation of the proposed subdivision will result in an increase number of students and need for additional classrooms and is expected to require an increase in the need for educational services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

gg) Libraries

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

hh) Health Services

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

Findings of Fact: The project will not create a need for additional medical services. However, these types of services are normally user fee or tax supported services; additional medical facilities shall be provided and funded through the Development Mitigation Fee Program administered through the Riverside County Ordinance No. 659. In addition, no shortage in the provision of health care service is expected as a result of the proposed parcel map

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The applicant shall be required to pay development mitigation fees pursuant to the provisions of Riverside County Ordinance No. 659. This fee contains a public facilities component that may be used by the Board of Supervisors for public facilities such as health services. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

Monitoring: Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

RECREATION

ii) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The project will result in new residents utilizing existing neighborhood or regional parks. Additional usage from these new residents shall cause substantial physical deterioration of existing facilities or accelerating physical deteriorating. The project site is not located within County Service Area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

jj) Recreational Trails

☐ ☐ ☒ ☐

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: A review by the County Parks and Recreation Department concluded that Regional Trail / Class I bike path planned.

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
TRANSPORTATION/TRAFFIC Would the project				
kk) Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: a-i) the project may cause an increase in traffic in relation to the existing traffic load and capacity of the street system. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project may cause an effect upon or a need for new or altered maintenance of roads. The proposed grading will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. Lastly, the proposal will not conflict with adopted policies supporting alternative transportation.

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
II) Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: There are no bike trails near the vicinity of the proposed commercial, however, future Class I bike trail is expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
mm) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department.

b) EMWD is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations.

Mitigation: No mitigation measures are required..

Monitoring: No monitoring measures are required.

nn) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to the EMWD Will Serve letter dated December 1, 2015 the project will be required to be on sewer.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

oo) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: The commercial project is not expected to have an impact upon the area landfills, overall impacts is expected to be less than significant. No objections or concerns were raised by the Riverside County Waste Management Department. However, department encourage the applicant to help reduce the amount of solid waste which is generated by the project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

pp) Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review

Findings of Fact: a-g) The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

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.

qq) Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff Review

Findings of Fact: No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

rr) Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

ss) 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: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| tt) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| uu) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 136,411 square foot self-storage (mini warehouse) facility. The project will include a total of (3) three buildings. Building A is a 41,147 square foot building proposing a 1,144 square foot office and caretaker's unit above the office space. Building B is a 2-story 46,640 square foot building and building C is a 2-story 47,480 square foot building located at Commerce Ct. and Calistoga Dr. in Murrieta APN: 957-371-012

10. EVERY. 1 SP - Hold Harmless INEFFECT

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

10. EVERY. 2 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,

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

(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. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 213, Amendment No. 4, shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 213, Amendment No. 4.

CHANGE OF ZONE = Change of Zone No. 6580.

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. 3742 shall be henceforth defined as follows:

APPROVED EXHIBIT A = CONDITIONAL USE PERMIT NO. 3742,
AMENDED NO. 1, DATED 07/12/16

APPROVED EXHIBIT B = CONDITIONAL USE PERMIT NO. 3742,
AMENDED NO. 1, DATED 7/12/16

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT C = CONDITIONAL USE PERMIT NO. 3742,
AMENDED NO. 1 DATED 7/12/16

APPROVED EXHIBIT L = CONDITIONAL USE PERMIT NO. 3742,
AMENDED NO. 1 DATED 7/12/16

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

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

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

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

10. EVERY. 6 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters Planning Area (PA) 24 of Specific Plan No. 213 as follows: the land use designation of Planning Area 24 is proposed to be changed from High Density Residential to Commercial.

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10. GENERAL CONDITIONS

10. EVERY. 7 SPA - Replace all previous INEFFECT

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

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

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

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

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

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10. GENERAL CONDITIONS

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. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

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

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

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

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: Roma Environmental (951)544-3170

Noise Study: "Noise Impact Analysis for Silverhawk Self Storage Project, Riverside County, California", February 25, 2016.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP3742 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 4, 2016 by Steve Uhlman.

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

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE

RECOMMND

CUP03742 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain 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.

10.E HEALTH. 3 USE - ECP COMMENTS

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG COMPLIANCE RECOMMND

Project is adjacent to Public-Quasi Public (PQP) conservation lands. Project must be in compliance with Urban WildLands Interface Guidelines (UWIG) as described in Section 6.1.4 of the Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP).

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3000 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry emergency (KNOX) key storage box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#25-GATE ENTRANCES (cont.) RECOMMND

traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry KNOX key system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 938-726-432
Conditional Use Permit (CUP) 3742 is for a proposal to construct a self-storage/mini-warehouse facility in the Murrieta area. The 4.36-acre site is located on the northwest corner of Commerce Court and Calistoga Drive approximately 1,000 feet north of Murrieta Hot Springs Road. The site is Parcel 20 of Parcel Map 23248-2.

Our review indicates the site is part of Parcel Map 23248-2, which is part of the Silverhawk Specific Plan and Community Facilities District (CFD) 88-4 which have constructed offsite drainage facilities, Line 600 and a portion of Tucalota Creek, to protect the site from local offsite storm runoff. The site has been mass graded and the street improvements have been completed under the parcel map. Therefore, the proposed project receives minimal offsite runoff from the north. Onsite flows will drain onto Commerce Court and south to Murrieta Hot Springs Road where catch basin laterals will collect the flows into Line 600 storm drain. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

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10. GENERAL CONDITIONS

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

RECOMMND

No District maintained facilities, either existing or proposed, are associated with this project, so the Transportation Department will have the responsibility to process the review and approval of the preliminary or final Water Quality Management Plan (WQMP).

It should be noted the site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

This is a proposal to amend the land use designation for Planning Area 24 from High Density Residential to Commercial in Specific Plan 213. The project site is located in the Temecula area, on the north side of Willows Road and west of Sky Canyon Road.

The proposed changes to the specific plan would have little effect on the drainage plan proposed in the document. High density residential subdivisions produce about the same runoff as commercial projects.

Although this amendment has nothing to do with Tualal Creek it should be noted the parts of the Specific Plan document that refer to Tualal Creek have not been updated. For example, the document states that habitat mitigation would occur on lower reaches of the creek. It will not.

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND
amended by these conditions of approval.

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT
All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

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. 2 SP - NO P.A. DENSITY TRANSFER INEFFECT
density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND
Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND
Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00a.m. to 7:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),
7 spaces, 1 accessible space.

10.PLANNING. 8 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 02 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. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. the permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27 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. 28 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.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - 3RD DIST DSGN STDS

RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 32 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 34 USE - PDA04973 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4973 submitted for this project (CUP03742) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the Silverhawk Self-Storage Project Pre-Application Review No. 01442, Riverside County, California dated October 21, 2015.

PDA04973 concludes: The cultural resource survey was negative and the record and literature search suggest that there is a low potential for prehistoric sites to be contained within the boundaries of the project. PDA04973 recommends: Due to the negative survey results and the disturbed nature of the property, no mitigation measures will be required and construction monitoring is not recommended. These documents are herein incorporated as a part of the record for project.

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 37 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 it sacred or

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the County Archaeologist 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 County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 38 USE - GEO02499 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2499, submitted for the project PM35180, APN 957-371-012, was prepared by Leighton and Associates, Inc., and is titled; "Update Geotechnical Report, Silverhawk Self Storage PM 35180, NWC Calistoga Drive and Commerce Court, Riverside County, California, PAR 01442," dated November 24, 2015. In addition, Leighton and Associates, Inc. have submitted the following report: "Response to County Review Comments, Silverhawk Self Storage, Geologic Report No. 2499, Riverside County, California," dated July 14, 2016.

These documents are herein incorporated in GEO02499.

GEO02499 concluded:

- 1.A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area.
- 2.The potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.
- 3.The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.
- 4.The estimated differential settlement will be less than 0.5-inch within the 30-foot horizontal distance between two similar structural elements (or 1 inch differential in a

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - GEO02499 ACCEPTED (cont.)

RECOMMND

40-foot span).

GEO02499 recommended:

1.Where buildings are founded entirely on existing compacted fill soils (> 3 feet thick) or Pauba/formational materials, we recommend that the upper 12 inches of subgrade soils be thoroughly scarified to a minimum of 8 inches and recompactd to at least 90 percent of maximum dry density.

2.In order to reduce the potential for adverse differential settlement at transition subgrade, we recommend that the cut side (Pauba) of subgrade for any settlement-sensitive structure be over-excavated for a distance of 24 feet from the fill line (per Figure 2).

3.Some footings adjacent to utilities and/or infiltration basins should be deepened so that the footing bottom is below the 1:1 plane from the deepest adjacent utility/basin. In addition, we recommend that these utilities and/or infiltration basins be installed prior to foundation construction.

4.We recommend that the bio infiltration systems be lined with an impermeable membrane to prevent seepage and saturation of adjacent descending slopes.

5.The owner may wish to perform the 3-foot over-excavation for the entire cut portion of the building footprint for ease of foundation construction and installation of any underground utilities.

GEO No. 2499 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2499 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 39 USE - PDP01528 ACCEPTED

RECOMMND

County Paleontological Report (PDP) No. 1528, submitted for this case (CUP03742), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Silverhawk Self-Storage project site, Murrieta Hot Springs, unincorporated Riverside County, California (APN

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - PDP01528 ACCEPTED (cont.)

RECOMMND

943-050-014 (CUP No. 03742; APN 957-371-012)", dated 21 April 2016.

PDP01528 concluded:

Because of the documented High paleontological sensitivity of the sandstone member of the Pauba Formation, paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas so mapped should be required to mitigate impacts to potential nonrenewable paleontological resources.

PDP01528 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities with the Area of Potential Effect (APE).

PDP01528 satisfies the requirement for a PRIMP for this site grading. PDP01528 is hereby accepted for CUP03742. PDP01528 shall be implemented for site grading under this conditional use permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01528 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 40 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 41 SP - M/M PROGRAM

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with." (this implements condition 30.Planning.28)

10.PLANNING. 42 SP - PA procedures (USE)

RECOMMND

PRIOR TO BUILDING PERMITS, the Planning area for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors. (this implements 30. Planning. 36)

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 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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 1 SP - WARRANTED TRAFFIC SIGNALS INEFFECT

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for development applicants within the boundaries of the specific plan:

Sky Canyon Drive (NS)/Technology Drive (EW)
Sky Canyon Drive (NS)/Murrieta Hot Springs Road (EW)
Sky Canyon Drive (NS)/Willows Avenue (EW)
Townview Avenue (NS)/Murrieta Hot Springs Road (EW)
Calistoga Drive (NS)/"F" Street (EW)
Calistoga Drive (NS)/Murrieta Hot Springs Road (EW)
Willows Avenue (NS)/Murrieta Hot Springs Road (EW)
Winchester Road (NS)/Rancho Club Drive (EW)
Winchester Road (NS)/Willows Avenue (EW)

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Commerce Court and Calistoga Drive since adequate right-of-way exists per PM 174/9-14.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants.

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PLANNING AREA STANDARDS

NOTAPPLY

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

"This implementing project is within Planning Areas] ____ of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All residential lots must be at least ____ [square feet/acres].
2. The average residential lot size must be at least ____ [square feet/acres].

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PLANNING AREA STANDARDS (cont.) NOTAPPLY

3. The target density of this planning area is ____ to ____ du/ac.
4. The target range of the number of dwelling units in this planning area is ____ to ____.
5. Entry monumentation is required at the intersection of ____ and ____.
6. Roadway landscaping is required at ____.
7. Recreational trails are located at ____.
8. This implementing map is conditioned to build a park at ____ prior to the ____th building permit.
9. [Residential][Commercial][Industrial] buildings must conform to the design guidelines on pages ____ to ____ of the SPECIFIC PLAN."

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

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

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

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - Duration of SP Validity

NOTAPPLY

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 2,000th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 5 SP - Submit Final Documents

MET

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

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

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
City of Murrieta	1 copy
City of Temecula	1 copy
County Planning Department in Riverside	1 copy
County Planning Department in Murrieta	2 copies
County Clerk of the Board of Supervisors	1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - Submit Final Documents (cont.) MET

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

This condition cannot be DEFERRED or deemed NOT APPLICABLE."

30.PLANNING. 6 SP - PA Summary Table MET

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

"The following table shows the residential map requirements of the adopted SPECIFIC PLAN:

Planning Area(s):	Min. Lot Size (square feet):
14A, 14B, 14C, 16	3,500 sf
13, 17, 19, 20, 21	4,500 sf
8, 11	5,000 sf
6	6,000 sf
22	6,200 sf
7	7,200 sf
7A	10,000 sf
12	800 sf (min. ground floor living area)

This condition shall be considered MET if the implementing residential land division proposal is within the above mentioned standards. This condition may only considered as NOT APPLICABLE if the implementing project is concurrent with a specific plan amendment which proposes to change the above-mentioned standards, or if this implementing project is either commercial or industrial in nature."

30.PLANNING. 7 SP - Project location exhibit MET

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

"The applicant shall provide to the Planning Department an

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - Project location exhibit (cont.) MET

8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

30.PLANNING. 8 SP - Acoustical Study req'd MET

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 9 SP - Air Quality study req'd MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - Air Quality study req'd (cont.) MET

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

30.PLANNING. 11 SP - Biological study req'd MET

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

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

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

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

30.PLANNING. 12 SP - Geo study required MET

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

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED

MET

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

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

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

30.PLANNING. 15 SP - Addendum EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - Supplement to EIR

NOTAPPLY

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

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

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

30.PLANNING. 17

SP - Subsequent EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - Subsequent EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

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

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

30.PLANNING. 20 SP - Park agency required NOTAPPLY

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District OR County Service Area No. 143, shall be annexed into the Valley-Wide Recreation and Park District OR County Service Area No. 143 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District OR County Service Area No. No. 143 is unwilling or unable to annex the property in question."

30.PLANNING. 22 SP - PA procedures (map) DEFERRED

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - PA procedures (map) (cont.) DEFERRED

legally defined this [these] planning area[s].

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 23 SP- Common Area Maintenance NOTAPPLY

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

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

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP- CC&R Res Pub Common Area

NOTAPPLY

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP- CC&R Res Pub Common Area (cont.)

NOTAPPLY

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP- CC&R Res Pub Common Area (cont.) (cont.) NOTAPPLY

any, this Declaration shall control."

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

30.PLANNING. 25 SP- CC&R Res Pri Common Area NOTAPPLY

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

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

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP- CC&R Res Pri Common Area (cont.)

NOTAPPLY

ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM

DEFERRED

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

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

30.PLANNING. 27 SP - PALEO M/M PROGRAM

DEFERRED

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

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

30.PLANNING. 28 SP - M/M program

NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - M/M program (cont.) NOTAPPLY

mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - M/M PROGRAM RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 29 SP- USFWS CLEARANCE NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which will disturb habitat occupied by any species determined to be endangered, threatened, or a species of concern by the United States Fish and Wildlife Service (USFWS), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by any species determined to be endangered, threatened, or a species of concern as determined by the USFWS. This implementing project may require "take" for species including, but not limited to, the California Gnatcatcher, California Gnatcatcher Critical Habitat, and Checkerspot Butterfly. Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10 (a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or a finding or "No Jeopardy" by the USFWS. A copy of said approval shall be submitted to the Planning Department."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - F&G Clearance

NOTAPPLY

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ACOE Clearance

NOTAPPLY

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 32 SP - SKR Fee Condition

DEFERRED

Prior to the approval of any implementing project within any planning area of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - SKR Fee Condition (cont.)

DEFERRED

shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1,042 total acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 33 SP - Entry Monumentation

NOTAPPLY

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown at ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 34 SP - Post Grading Report

DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - Post Grading Report (cont.) DEFERRED

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archeologist/ AND paleontologist were complied with."

30.PLANNING. 35 SP - School Mitigation DEFERRED

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

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley School District will be mitigated in accordance with state law."

30.PLANNING. 36 SP - PA procedures (use) NOTAPPLY

Prior to the approval of any implementing use permit the SPECIFIC PLAN (i.e.: plot plan or conditional use permit), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, the planning area[s] for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA procedures (USE)

RECOMMND

PRIOR TO BUILDING PERMITS, the planning area for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning area.

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this use permit application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

30.PLANNING. 38 SP - Airport Land Use Commissi

MET

The SPECIFIC PLAN is located within the French Valley Airport Comprehensive Land Use Plan (C.L.U.P.). Therefore, prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR to the approval of any implementing project within the SPECIFIC PLAN, the implementing project shall be submitted to the Airport Land Use Commission for review and conditioning."

30.PLANNING. 39 SP - County Geological Clearan

MET

Prior to the approval of any implementing project within PLANNING AREAS 5, 6, 7, 7A, 8, 25, and/or 26 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO GRADING PERMIT ISSUANCE, the developer shall obtain clearance from the County Geologist regarding County Geologic Report No. 1000 (an Updated Earthquake Fault Hazard Report) for the subject property.

This condition shall be considered MET if the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - County Geological Clearan (cont.) MET

clearance has been issued as required or NOT APPLICABLE if the project is not within PA 5, 6, 7, 7A, 8, 25, or 26. This condition cannot be DEFERRED."

30.PLANNING. 40 SP - CSA 143 NOTAPPLY

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

"The subdivider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 143 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460."

30.PLANNING. 41 SP - Park Payment NOTAPPLY

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project PRIOR TO BUILDING PERMIT FINAL INSPECTION:

"The developer shall present certification to the County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from County Service Area No. 143."

TRANS DEPARTMENT

30.TRANS. 1 SP - TRAFFIC STUDY REQUIRED NOTAPPLY

Site specific traffic studies will be required for all subsequent implementing projects within the boundaries of Specific Plan No. 213, as deemed necessary by the Transportation Director, and in accordance with Traffic Study Guidelines. Subsequent traffic studies shall monitor development within the specific plan and its associated trip generation. Traffic signals identified in

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - TRAFFIC STUDY REQUIRED (cont.) NOTAPPLY

10.TRANS.1. will be installed by the project unless determined to be not warranted under existing or any future conditions, and as approved by the Director of Transportation.

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.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. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances

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60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR (cont.) RECOMMND

where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

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60.BS GRADE. 15 USE- FAULT LOCATION ON PLAN

RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is

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60.EPD. 2 EPD - MBTA SURVEY (cont.)

RECOMMND

observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 3 EPD - UWIG GRADING

RECOMMND

Prior to the issuance of the grading permit the grading limits adjacent to the PQP area to the north of the project site shall be clearly delineated on site. EPD shall conduct a site visit to confirm grading limits prior to permit issuance.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3742 is located within the limits of

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60.FLOOD RI. 4 USE MITCHARGE (cont.)

RECOMMND

the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.36 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 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 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 4.36 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3742, 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.

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60.PLANNING. 13 MAP/USE - BURROWING OWL SURVEY

RECOMMND

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60.PLANNING. 16 USE - PALEO PRIMP/MONITOR

MET

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1.Description of the proposed site and planned grading operations.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

USE - PALEO PRIMP/MONITOR (cont.)

MET

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

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60.PLANNING. 16 USE - PALEO PRIMP/MONITOR (cont.) (cont.) MET

curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2013-0001 and its amendments to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: www.rcflood.org/npdes. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494. The Final WQMP shall comply with the following comments on the Preliminary WQMP:

- 1.) The proposed BMP footprint may need to be increased substantially in order to comply with the HCOC requirements. The sizing used the Santa Margarita

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) RECOMMND

Hydrology Model (SMRHM) shall be consistent with all plans related to the project.

- 2.) The hydraulic in the hydrology report shall be updated. The design flows appear to exceed the curb outlet.
- 3.) Further coordination with the Geotechnical Engineer ensure adequate setback, and/or other measures to address all potential issues related to infiltration devices near the proposed structures. Geotechnical certification is required to be included in the WQMP.
- 4.) Submit two (2) hardcopies of the approved Final WQMP, with wet-stamp and signature, and a CD in PDF format of the entire document including exhibits and certifications.

60.TRANS. 6 USE-WQMP ACCESS & MAINT ISSUSE RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to grading final the biologist who conducted the MBTA survey must submit a written report to EPD. The report must provide survey results and details regarding any mitigation measures that were taken to avoid take of any covered MBTA species if necessary.

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 32 USE - CALIFORNIA GNATCATCHER RECOMMND

Prior to the issuance of any grading permit, the permit holder shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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.

80.BS GRADE. 3 USE - FAULT DELINEATION

RECOMMND

Prior to issuance of any building permit for any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the "Fault Hazard Zone" and its included setback area.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

EPD DEPARTMENT

80.EPD. 1 USE - UWIG LIGHTING

RECOMMND

Prior to buidling permit issuance EPD must verify that all lighting is directed away from the PQP area to the north of the project site. Lighting plan must be submitted to EPD for review and approval.

FIRE DEPARTMENT

80.FIRE. 1 USE*-#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3742 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.36 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3742, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 USE - ALUC RECOMMND

A clearance letter from Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 13, 2016, summarized as follows:

The determination of consistency for this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at the site, in accordance with Note A on Table 4 of the Southwest Area Plan:

a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - ALUC (cont.)

RECOMMND

c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

The attached notice shall be provided to all potential purchases of property and the on-site caretaker or manager, and shall be recorded as a deed notice.

No human habitation of the storage units is permitted. One caretaker's dwelling may be established.

80.PLANNING. 22 WCS - ELECTRIC CONNECTION

DRAFT

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the permit holder shall submit to the Department of Building and Safety a written statement from the Southern California Edison Company, confirming that the proposed transmission/distribution utility interconnection is acceptable and in accordance with the procedures established by the California Public Utilities Commission, unless otherwise approved by the Planning Director.

TRANS DEPARTMENT

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80.TRANS. 3

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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. 4

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:

1. Invasive species such as Carex subfusca may not be used along property lines due to proximity of MSHCP and difficulty in maintaining.
2. Final tree placement shall not interfere with underground utilities or piping.
3. Final tree placement shall not interfere with sight distance restricted zones.
4. Construction document submittals must be separated per maintenance entity.
5. Monuments may not be placed within the right-of-way. Elevation and/or details of monuments shall be submitted with construction documents for review.
6. For Construction Document submittal:
 - a. Details for CSA maintained areas must be standard County of Riverside details.
 - b. Specifications for CSA maintained areas must be standard County of Riverside specifications dated Oct. 8, 2009.

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80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

- i.320533 Landscape Maintenance
- ii.328400 Irrigation System
- iii.329300 Landscaping

80.TRANS. 6 USE - LANDSCAPING W/I ROW RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Calistoga Drive and Commerce Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 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.

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

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80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. 8 USE - IMPLEMENT WQMP

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 9 USE-ESTABLISH WQMP MAINT ENTY

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A

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80.TRANS. 9 USE-ESTABLISH WQMP MAINT ENTY (cont.) RECOMMND

maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, and cleaned no later than October 15 each year.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) 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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit evidence, to the Riverside County Department of Waste Resources, that a Recyclables Collection Area has been designated on plans. The units being utilized for recycling and trash collection shall conform to space requirements on Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials and signage. The evidence shall clearly indicate how the units used for trash and recycling shall be accessed by the hauler.

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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.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.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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings 3600sq. ft. or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.)

RECOMMND

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of seven (7) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 01 (one) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

The enclosed waste disposal area which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall

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90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.)

RECOMMND

be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.36 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 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. 3742 is calculated to be 4.36 net acres. In the event Riverside

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90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open 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. 3742 has been calculated to be 4.36 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 - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 2 USE - LANDSCPE 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. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's

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90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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.

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 USE - 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 Calistoga Drive and Commerce Court.
- (5) Traffic signals located on Murrieta Hot Springs Road at intersection of Calistoga Drive.

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveway, and/or drainage devices within County right-of-way, including sewer and water laterals, on Commerce Court shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Broch>

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90.TRANS. 6 USE - EXISTING CURB & GUTTER (cont.) RECOMMND
ures

If you have questions, please call the Plan Check Section
at (951) 955-6527.

NOTE: The driveway shall be constructed in accordance
with County Standard No. 207A.

90.TRANS. 7 USE - LANDSCAPING W/I ROW RECOMMND

Landscaping within public road right-of-way shall comply
with Transportation Department standards and Ordinance 461
and shall require approval by the Transportation
Department. Landscaping shall be improved within Calistoga
Drive and Commerce Court.

Assurance of continuous maintenance is required by
processing and filing a 'Landscape Maintenance Agreement'
through the Transportation Department Plan Check Division;
or if desired the developer may file an application for
annexation into Landscaping and Lighting Maintenance
District No. 89-1-Consolidated by contacting the
Transportation Department at (951) 955-6767.

90.TRANS. 8 USE - LANDSCAPING COMPLIANCE S RECOMMND

The project proponent shall comply in accordance with
landscaping requirements within public road rights-of-way,
(or within easements adjacent to the public rights-of-way),
in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Calistoga Drive and
Commerce Court.

90.TRANS. 9 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be
required to hand out educational materials regarding water
quality, provide a engineered WQMP certification,
inspection of BMPs, GPS location of BMPs, registering BMPs
with the Transportation Department's Business Registration
Division, and ensure that the requirements for inspection
and cleaning the BMPs are established.

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90.TRANS. 10 USE - WQMP REGISTRATION

RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM

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.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall provide evidence of the units used for recycling collection as verified by the Riverside County Building and Safety Department through site inspection.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans Req'd (PA 5)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 200th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District OR County Service Area No. 143 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the Valley-Wide Recreation and Parks District OR County Service Area 143 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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Parcel: 957-371-012

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - Park Plans Req'd (PA 5) (cont.) INEFFECT

permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - Park Plans Req'd (PA 15) INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,500th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District OR County Service Area No. 143 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 15. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 15 and with the requirements of the Valley-Wide Recreation and Parks District OR County Service Area 143 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 5 SP - Park Construct (PA 15) INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 shall be constructed and fully operable.

100.PLANNING. 6 SP - Park Plans Req (PA 18) INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District OR County Service Area No. 143 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the Valley-Wide Recreation and Parks District OR County Service Area 143 or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: March 18, 2016

TO:

Riv. Co. Transportation
Riv. Co. Fire
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety- Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Environmental Programs Division
Riv. Co. Geology
Riv. Co. Landscape Review

Riv. Co. Archaeology
Riv. Co. Sheriff's Dept. - Southwest
Riv. Co. Waste Management Resources
County Service Area No. 143 C/O EDA
Riv. Co. Airport Land Use Commission
City of Temecula
Temecula Unified School District
Eastern Municipal Water District
Southern California Edison Company

Verizon
3rd District Supervisor
3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3742 – EA42880 - Applicant: James Delhamer, – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) - **REQUEST:** The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 1-story 41,147 sq. ft. building also proposing a 1,144 sq. ft. office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes seven (7) parking spaces, one accessible parking. Related Cases: PAR01442 - APN: 957-371-012

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the 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 case is scheduled for an LDC meeting on April 7, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Desiree Bowie, Urban Regional Planner I (951) 955-8254**, or e-mail at dbowie@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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 13, 2016

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92501

(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1069FV16
Related File No.: CUP03742 (Conditional Use Permit)
APN: 957-371-012

Dear Ms. Bowie:

On June 9, 2016, the Riverside County Airport Land Use Commission (ALUC) found Conditional Use Permit No. 03742, a proposal to develop a mini-storage facility consisting of three buildings with a total of 137,511 square feet of building floor area (including 1,144 square feet of office area and a 1,100 square foot caretaker/manager residential unit) on 4.36 acres (Assessor's Parcel Number 957-371-012) located on the northwest corner of Calistoga Drive and Commerce Court in the unincorporated Riverside County community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The determination of consistency for this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a

straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be provided to all potential purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.
 - 4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 - 5. No detention basins are shown on the site plan. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
 - 6. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity

cc: James Delhamer (applicant/payee)
Nancy Durning, Arnold Veldkamp and Jeffrey Hamann (property owners)
Daryl Shippy, Airports Manager, Riverside County EDA – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1069FV16\ZAP1069FV16LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

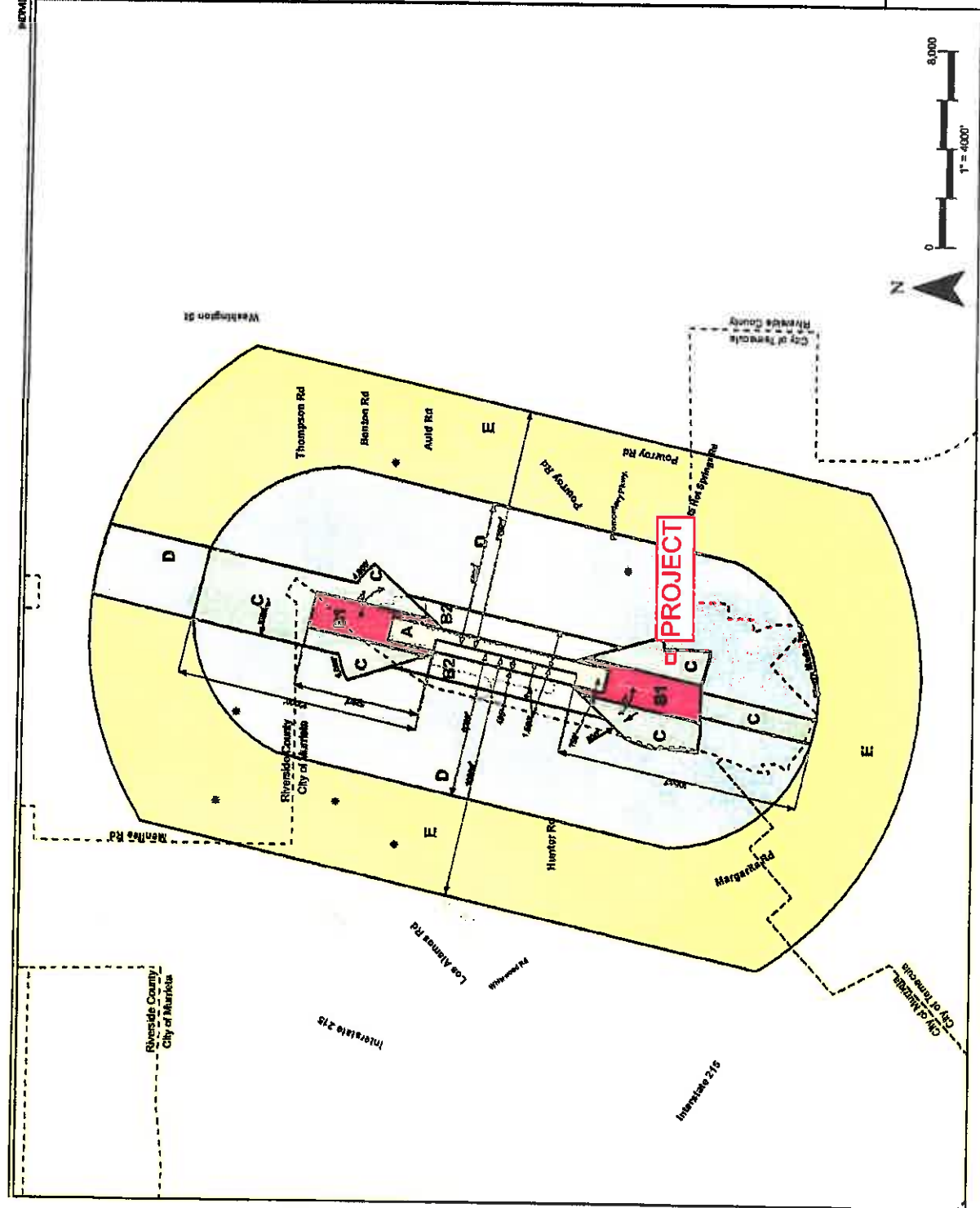
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - - - City Limits
 - Height Review Overlay Zone

Note

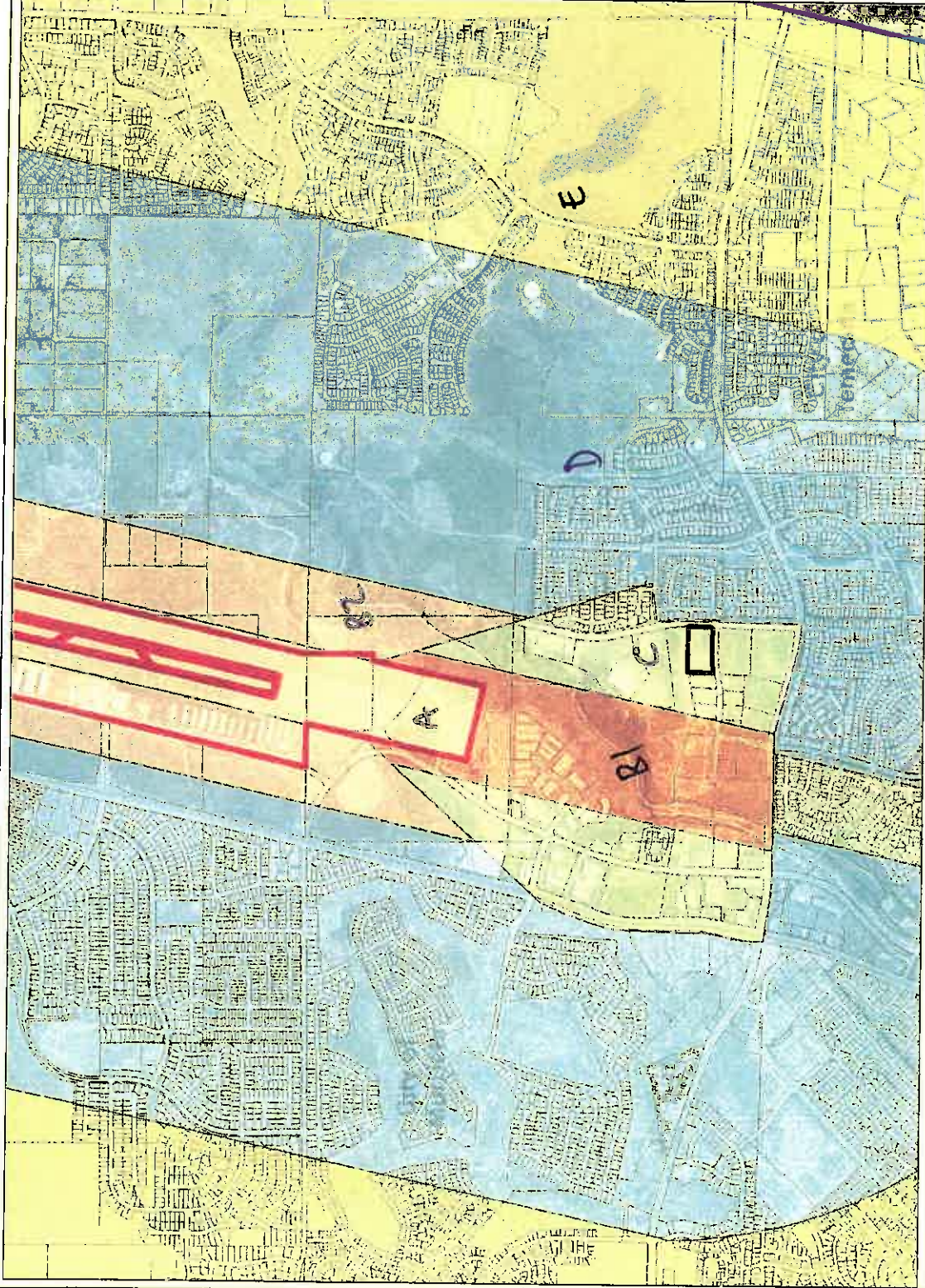
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section FV2 of this Plan for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(April 2010)



My Map



Legend



Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

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... 5/5/2016 9:58:15 AM

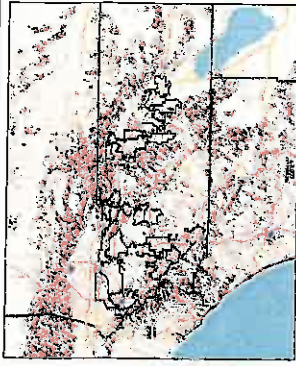
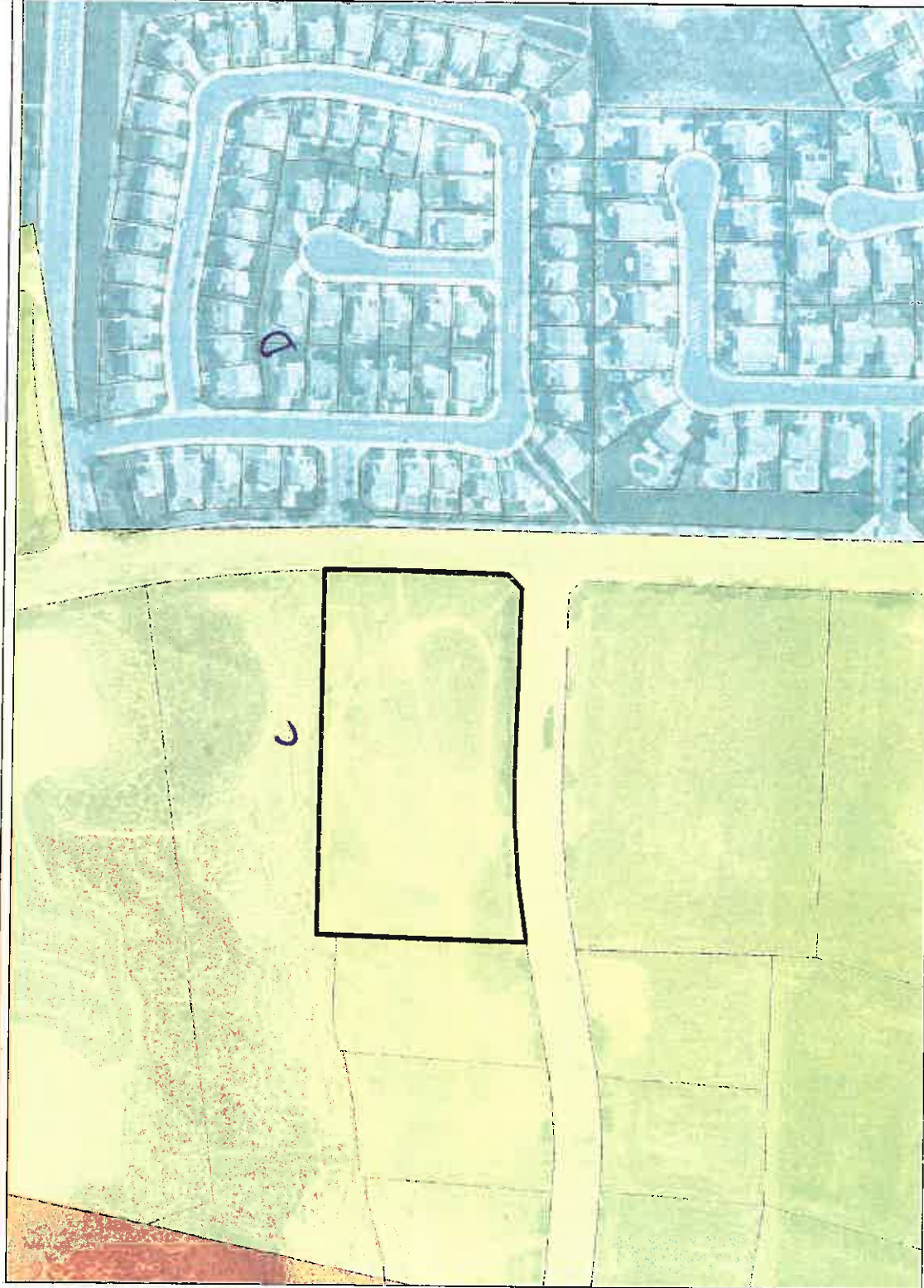
© Riverside County TLMA GIS



0 2,399 4,798 Feet



My Map



Legend

- ☐ Display Parcels
- ☐ Airports
- ☐ AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGH1
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

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.



0 300 600 Feet



REPORT PRINTED ON... 5/5/2016 9:56:44 AM

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

April 20, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Eric Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the CUP03742

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated March 18, 2016 and received in our office April 4, 2016.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE CUP 3742
April 20, 2016
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 18, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion Letter for Conditional Use Permit No. 3742

Dear Ms. Hoover

An AB 52 notification for CUP03742, also known as the Silverhawk ("Project"), was sent to you on March 18, 2016. On April 20, 2016 the Riverside County Planning Department ("Planning") received your request on behalf of Pechanga Cultural Resources for AB 52 consultation on the Project. On April 04, 2016, Planning provided you with a copy of the cultural report, the confidential appendix and the conditions of approval for the project. At a video-conference meeting on April 13, 2016 between Pechanga and Riverside County, this project was discussed. Planning explained that the cultural survey failed to identify any cultural resources and that monitoring was not recommended by the consultant. Pechanga wanted to know the grading depths for the project. On April 20, 2016 the Planning Department again provided the record search results, precise grading plans, the site plan and the conditions of approval to you via email. This April 20, 2016 email asked for you to notify the County within two weeks if you had any comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on CUP03742 and considers AB 52 consultation concluded as of this letter's date.

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

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

"Planning Our Future... Preserving Our Past"

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Desiree Bowie, Urban Regional Planner I, dbowie@rctlma.org



December 01, 2015

SINCE 1950

Board of Directors

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Randy A. Record

Vice President

David J. Slawson

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Philip E. Paule

Ronald W. Sullivan

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Paul D. Jones II, P.E.

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Joseph J. Kuebler, CPA

**Chairman of the Board,
The Metropolitan Water**

District of So. Calif.

Randy A. Record

Legal Counsel

Lemieux & O'Neill

JAMES M. DELHAMER
GRE LAND & COMMERCIAL REAL ESTATE
41911 5TH STREET, SUITE 103
TEMECULA, CA 92590

Dear JAMES DELHAMER:

Re: SAN53 – Will Serve ASSESSOR PARCEL NUMBER 957-371-012

Eastern Municipal Water District (EMWD) is willing to provide **water and sewer** service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4309 .

Sincerely,

Edmund Chew
Civil Engineering Associate II
New Business Department
Eastern Municipal Water District



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Patricia Romo, P.E.
Director of Transportation

Transportation Department

MEMORANDUM

Date: November 9, 2016
To: Mark Hughes, Transportation Department
Desiree Bowie, Planning Department
Project Number: **CUP03742A1**
Project Name: **Silverhawk Self Storage**
Landscape Submittal: **Landscape Concept Plan – 3rd**
Bluebeam Session: 938-726-432
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
Recommendation: **APPROVE WITH STANDARD CONDITIONS PLUS ADDITIONAL
CONDITIONS AS NOTED BELOW**

The Riverside County Transportation Department has completed the Landscape review of the above-mentioned project. This is a conceptual level review, and does not comprise full approval of final design details.

1. Invasive species such as *Carex subfusca* may not be used along property lines due to proximity of MSHCP and difficulty in maintaining.
2. Final tree placement shall not interfere with underground utilities or piping.
3. Final tree placement shall not interfere with sight distance restricted zones.
4. Construction document submittals must be separated per maintenance entity.
5. Monuments may not be placed within the right-of-way. Elevation and/or details of monuments shall be submitted with construction documents for review.
6. For Construction Document submittal:
 - a. Details for CSA maintained areas must be standard County of Riverside details.
 - b. Specifications for CSA maintained areas must be standard County of Riverside specifications dated Oct. 8, 2009.
 - i. 320533 Landscape Maintenance
 - ii. 328400 Irrigation System
 - iii. 329300 Landscaping

END MEMO



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: April 4, 2016

To: County of Riverside Planning
Attention: Desiree Bowie
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3742 – Silverhawk Self Storage

SR Number: 35704

Applicant: GRE Real Estate
Attention: James Delhamer
41911 Fifth Street, Suite 103
Temecula, CA 92590

Noise Consultant: Roma Environmental
Phone: (951) 544-3170

Information Provided: “Noise Impact Analysis for Silverhawk Self Storage Project, Riverside County, California”, February 25, 2016.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Harmony Grove Partners, L.P. a California Limited Partnership and JJB Silverhawk, L.P., a California Limited Partnership ("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 957-371-012 ("PROPERTY"); and,

WHEREAS, on March 7, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3742 ("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:
Harmony Grove Partners, LP
1000 Pioneer Way
El Cajon, CA 92029

With a copy to:
James Delhamer
41911 Fifth St. #103
Temecula, CA 92590

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
Steven Weiss
Riverside County Planning Director

Dated: 2/2/17

PROPERTY OWNER:

Harmony Grove Partners, L.P., a California Limited Partnership and JJB Silverhawk, L.P., a California Limited Partnership

Harmony Grove Partners, L.P., a California Limited Partnership

By: Hamann Consolidated, Inc., a California Corporation
Its Sole General Partner

By: Jeffrey C. Hamann
Jeffrey C. Hamann
President

Dated: 9/13/2016

JJB Silverhawk, L.P., a California Limited Partnership

By: Brouwer Family, LLC, a California Limited Liability Company
Its General Partner

By: Arnold Veldeamp
Arnold Veldeamp
Manager

Dated: 9/16/16

FORM APPROVED COUNTY COUNSEL

BY: MICHELLE CLACK
MICHELLE CLACK
DATE 9/27/16

ACKNOWLEDGMENT

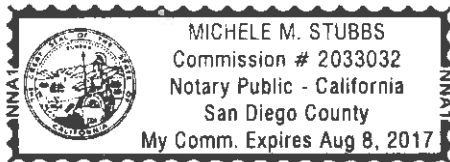
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On September 16, 2016 before me, Michele M. Stubbs, Notary Public, personally appeared Arnold Veldkamp, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Michele M. Stubbs

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.

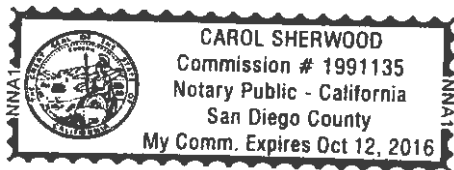
State of California)

County of San Diego)On Sept. 20, 2016 before me, Carol Sherwood, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Jeffrey C. Hamann
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 Carol Sherwood
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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: Self-Storage Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Ordinance 348.4818 - Article X

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 0.3742 DATE SUBMITTED: 3/7/16

APPLICATION INFORMATION

Applicant's Name: James M. Delhamer E-Mail: jdelhamer@gmail.com

Mailing Address: 41911 5th Street, Suite 103

<u>Temecula</u>	<u>Street</u>	<u>92590-2730</u>
<u>City</u>	<u>CA</u>	
	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 694-2100 Fax No: (951) 533-7637

Engineer/Representative's Name: Jordan Architects E-Mail: bjordan@jordanarchitects.com

Mailing Address: 131 Calle Iglesia

<u>San Clemente</u>	<u>Street</u>	<u>92672</u>
<u>City</u>	<u>CA</u>	
	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (949) 388-8090 Fax No: (949) 388-8290

Property Owner's Name: Arnold Veldkamp - Jeffrey C. Hamann E-Mail: brendan@hamannco.com

Mailing Address: 1000 Pioneer Way

<u>El Cajon</u>	<u>Street</u>	<u>92020</u>
<u>City</u>	<u>CA</u>	
	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (619) 440-7424 Fax No: (619) 440-8914

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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.

James M. Delhamer

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.

Arnold Veldkamp

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Jeffrey C. Hamann

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): 957-371-012

Section: _____ Township: _____ Range: _____

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

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James M. Delhamer

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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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.

Arnold Veldkamp

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Jeffrey C. Hamann

PRINTED NAME OF PROPERTY OWNER(S)

Jeff Hamann by Brendan Thiessen as POA
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): **957-371-012**

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.36

General location (nearby or cross streets): North of Commerce Street, South of _____, East of _____, West of Calistoga Dr.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Proposed Self-Storage with retail office

Related cases filed in conjunction with this application:

PAR D1442

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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 ☐ **Phase I Environment**

If yes, indicate the type of report(s) and provide a copy: **biological report, archaeological report, paleontological survey, preliminary drainage report, PWQMP report, air quality report, GHG report, Acoustical analysis, geological report.**

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: 1,873 cy

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 4,418 cy

Does the project need to import or export dirt? Yes ☒ No ☐

Import 2,545 cy Export _____ Neither _____

What is the anticipated source/destination of the import/export?
To be determined _____

What is the anticipated route of travel for transport of the soil material?
To be determined _____

How many anticipated truckloads? 200 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 147,226 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

☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

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 and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date 2/28/2016

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *Ron Veldkamp* Date *3/1/16*
Owner/Authorized Agent (2) *Jeff Hamann-Brandon Thissen* Date *2/29/16*
AS POA

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/4/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO 3742 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

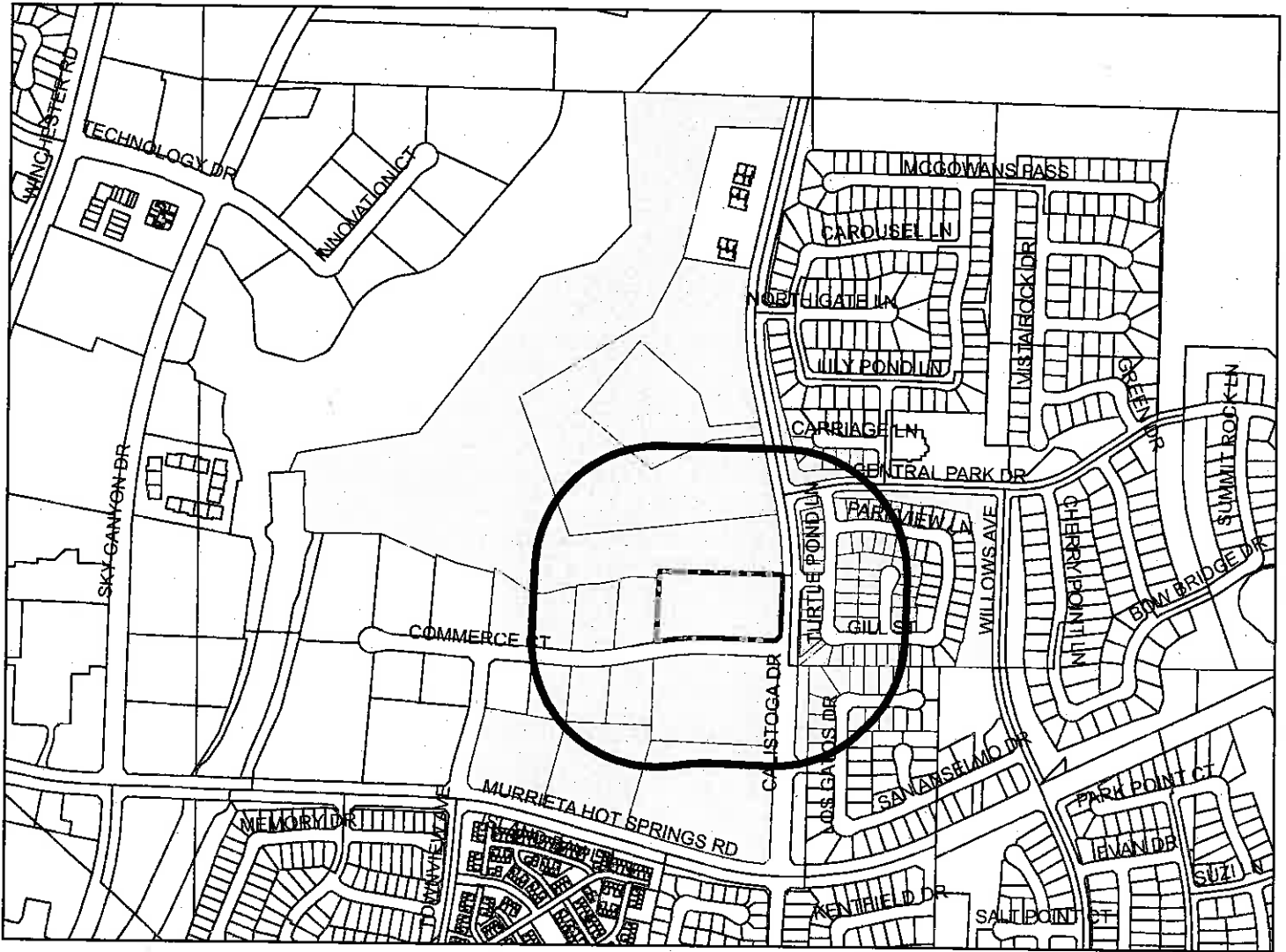
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

6/4/17
AB

CUP03742 (600 feet buffer)



Selected Parcels

957-472-008	957-480-021	957-470-002	957-472-001	957-470-035	957-450-031	957-450-017	957-470-026	957-472-029	957-372-011
957-470-003	957-472-005	957-470-005	957-450-027	957-472-012	957-472-016	957-472-004	957-471-001	957-470-038	957-450-025
957-470-030	957-371-008	957-371-009	957-371-010	957-371-011	957-371-012	957-372-001	957-372-002	957-372-003	957-372-004
957-372-005	957-372-006	957-372-007	957-480-019	957-472-002	957-470-027	957-472-013	957-471-004	957-472-014	957-471-003
957-470-029	957-470-006	957-470-001	957-470-037	957-471-002	957-472-009	957-472-027	957-470-034	957-450-029	957-450-028
957-450-033	957-480-022	957-470-028	957-450-032	957-472-011	957-470-031	957-480-018	957-472-006	957-472-031	957-470-039
957-470-040	957-471-006	957-480-024	957-350-016	957-350-021	957-350-022	957-450-024	957-472-007	957-471-005	957-470-032
957-472-003	957-450-016	957-472-017	957-480-020	957-472-032	957-472-026	957-450-018	957-450-030	957-470-033	957-450-015
957-470-004	957-472-010	957-472-030	957-472-028	957-470-036	957-450-026	957-472-018	957-472-015		



890 445 0 890 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.

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. 3742 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwestern corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rivco.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
 MARCH 15, 2017
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Desiree Bowie, at 951-955-8254 or email dbowie@rivco.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: Desiree Bowie
P.O. Box 1409, Riverside, CA 92502-1409

ASMT: 957350021, APN: 957350021
RANCHO TEMECULA NEW COVENANT FELLO
C/O ROBERT J BELL
38801 CALISTOGA DR
MURRIETA, CA. 92563

ASMT: 957372007, APN: 957372007
JJB SILVERHAWK, ETAL
C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 957372011, APN: 957372011
CENTRAL PARK COMMUNITY ASSN
C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

ASMT: 957450015, APN: 957450015
SUNYA FELBURG
2275 W 25TH ST NO 28
SAN PEDRO CA 90732

ASMT: 957450016, APN: 957450016
CYNTHIA ROMBACK, ETAL
30525 MILL VALLEY CT
MURRIETA, CA. 92563

ASMT: 957450017, APN: 957450017
AURELIO FARRELL
30539 MILL VALLEY CT
MURRIETA, CA. 92563

ASMT: 957450018, APN: 957450018
MARIANNE PERSAUD, ETAL
30553 MILL VALLEY CT
MURRIETA, CA. 92563

ASMT: 957450024, APN: 957450024
DEBORAH LOGAN, ETAL
30574 MILL VALLEY CT
MURRIETA, CA. 92563

ASMT: 957450025, APN: 957450025
SUSAN MONTALBANO, ETAL
30560 MILL VALLEY CT
MURRIETA, CA. 92563

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DANIELLE SISSON, ETAL
39195 VIA PAMPLOMA
MURRIETA CA 92563

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ASMT: 957472009, APN: 957472009
KKTL
123 W LE ROY
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THELMA JOHNSON
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30545 CARRIAGE LN
MURRIETA, CA. 92563



ASMT: 957350021, APN: 957350021
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C/O ROBERT J BELL
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ASMT: 957450024, APN: 957450024
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ASMT: 957372007, APN: 957372007
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ASMT: 957450025, APN: 957450025
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30560 MILL VALLEY CT
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ASMT: 957372011, APN: 957372011
CENTRAL PARK COMMUNITY ASSN
C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

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ASMT: 957450015, APN: 957450015
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ASMT: 957480022, APN: 957480022
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San Clemente, CA 92672

Owner
Harmony Groves Partners
c/o Nancy Durning
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El Cajon, CA 92020





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

☐ 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.

CUP03742/EA42880
Project Title/Case Numbers

Desiree Bowie
County Contact Person

(951)955-8254
Phone Number

n/a
State Clearinghouse Number (if submitted to the State Clearinghouse)

Silverhawk L.P. c/o James Delhamer
Project Applicant

1508 West Mission Road, Escondido, CA 92029
Address

Northwesterly of Calistoga Drive and Commerce Court.
Project Location

The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 41,147 sq. ft. building also proposing a 1,144 sq. ft. office, and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes seven (7) parking spaces also to include one accessible parking space.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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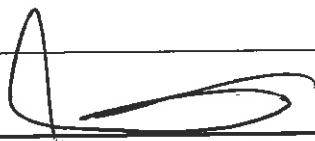
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4 . 3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Deborah Bradford
Planning Commission: March 15, 2017

CHANGE OF ZONE NO. 7920
No Further Environmental Documentation
Required
Applicant: Qing Huo, 1968 Cellars LLC
Engineer/Representative: Gil Mendoza, Gil
Zulueta Mendoza Associates, Inc.



Juan C. Perez
TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural-10 acre minimum (R-A-10) Zone to Wine Country-Equestrian (WC-E) Zone. This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area-Equestrian District. The project area is comprised of two parcels, each comprised of 10 gross acres. APN's 927-170-009 and 927-170-010.

BACKGROUND:

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

The site is comprised of two lots. One parcel has a manufactured home, and accessory buildings. The other lot is vacant. There are no issues of concern for this item. The site is within the Wine Country's Equestrian 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 – Equestrian District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min) to the north and west, Open Space: Rural 20-acre min. (OS: RUR), Vail Lake Policy Area to the east and Agriculture: Agriculture 10-acre minimum (AG: AG), Temecula Valley Wine Country Policy Area – Equestrian District to the

W

CHANGE OF ZONE NO. 7920

Planning Commission Staff Report: March 15, 2017

Page 2 of 4

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #3): | south.
Residential Agricultural 10-acre min. (R-A-10) Zone |
| 4. Proposed Zoning (Ex. #3): | Wine Country - Equestrian (WC-E) Zone |
| 5. Surrounding Zoning (Ex. #3): | Wine Country – Equestrian (WC-E) Zone to the north and west, Light Agriculture 10-acre min. Zone (A-1-10) to the south and Rural Residential (R-R) Zone to the east. |
| 6. Existing Land Use (Ex. #1): | Vacant land and manufactured home and accessory buildings. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land and scattered single-family residences to the north, Vacant land to the east, Vacant land and Pauba Ranch to the south and vacant land and light agricultural uses to the 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. 7920, amending the zoning classification for the subject property from R-A-10 Zone to WC-E 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 - Equestrian District (10-acre min.) of the Southwest Area Plan.
2. One parcel is currently vacant, the other parcel has a manufactured home and accessory structures. Future development will be consistent with the Temecula Valley Wine Country Policy Area - Equestrian District.
3. The existing zoning for the project site is Residential Agricultural 10-acre min. (R-A-10) Zone.

CHANGE OF ZONE NO. 7920

Planning Commission Staff Report: March 15, 2017

Page 3 of 4

4. Land use designations surrounding the project site are, Rural: Rural Residential (R: RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min) to the north and west, Open Space: Rural 20-acre min. (OS: RUR), Vail Lake Policy Area to the east and Agriculture: Agriculture 10-acre minimum (AG: AG), Temecula Valley Wine Country Policy Area – Equestrian District to the south.
5. The proposed zoning for the subject site is Wine Country - Equestrian (WC-E) 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 Wine Country – Equestrian (WC-E) Zone to the north and west, Light Agriculture 10-acre min. Zone (A-1-10) to the south and Rural Residential (R-R) Zone to the east.
8. The Project site is surrounded by vacant land, scattered residential development, 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 a City Sphere of Influence.
11. Change of Zone No. 7920 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-Equestrian 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. 7920 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. 7920 is changing the property's zoning classification to Wine Country - Equestrian 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 - Equestrian 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
- e. Change of zone No. 7920 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Equestrian 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 - Equestrian (WC-E) 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).

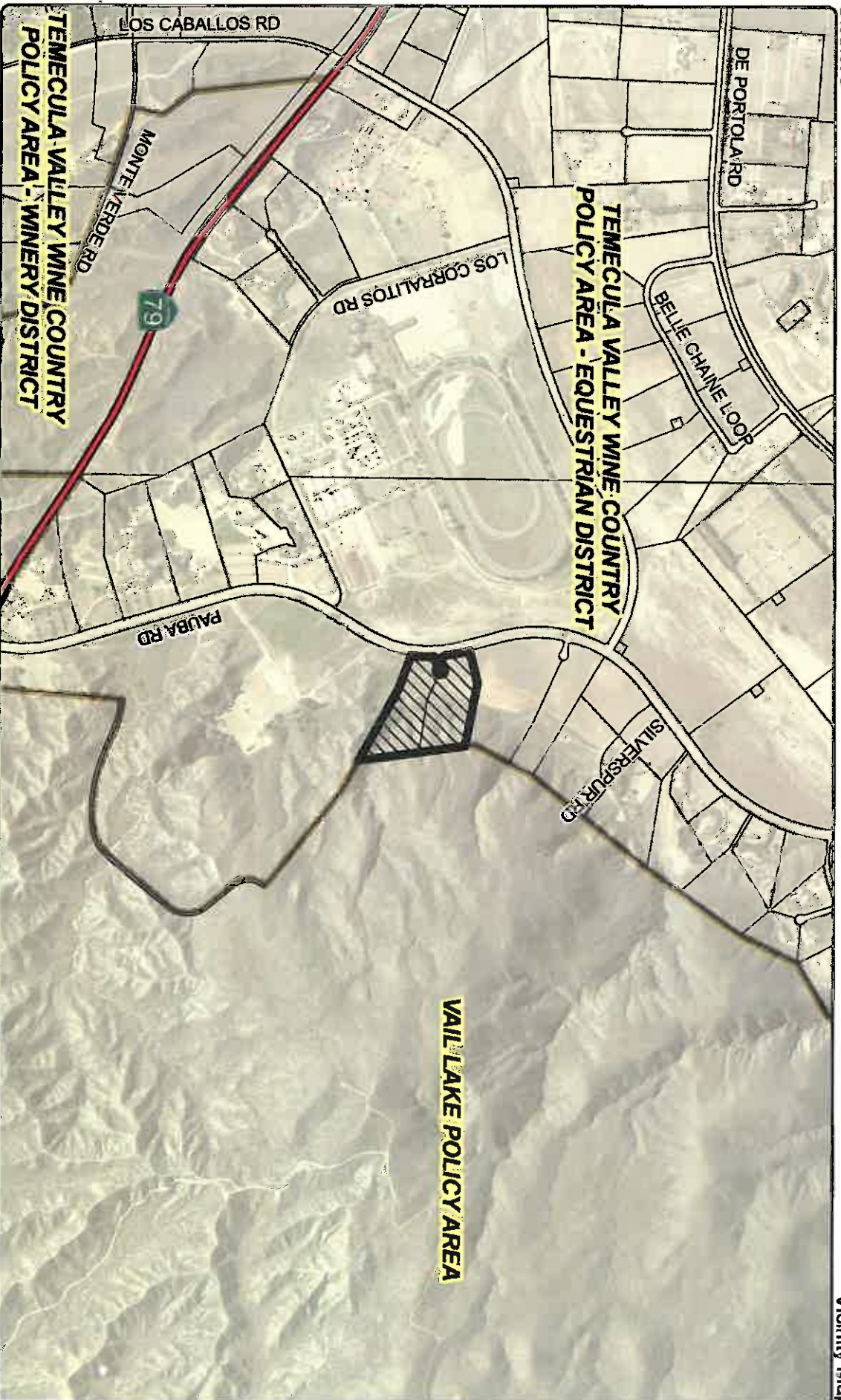
INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Special Flood Hazard Area or dam inundation area;
 - c. A MSHCP Cell Group;
 - 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 ½ mile of Agua Tibia Mountain Fault;
 - d. A high/very high fire hazard area;
 - e. An area that is susceptible to subsidence;
 - f. Within a moderate liquefaction potential area; and,
 - g. Zone A, 12.70 Miles from Mt. Palomar Observatory;
- 4. The subject site is currently designated as Assessor's Parcel Numbers: 927-170-009 and 927-170-010.

Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07920
VICINITY/POLICY AREAS

Date Drawn: 09/21/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

NOTES: (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07920

LAND USE

Supervisor: Washington
District 3

Date Drawn: 09/21/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing for land use designations for unincorporated areas of Riverside County. The new General Plan may require different types of land use than the previous General Plan. For more information, please contact the Riverside County Planning Department, located at Riverside, CA 92503-2000 (Riverside County) or the Planning Department, located at Riverside, CA 92503-2000 (Riverside County) or the Planning Department, located at Riverside, CA 92503-2000 (Riverside County) or the Planning Department, located at Riverside, CA 92503-2000 (Riverside County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

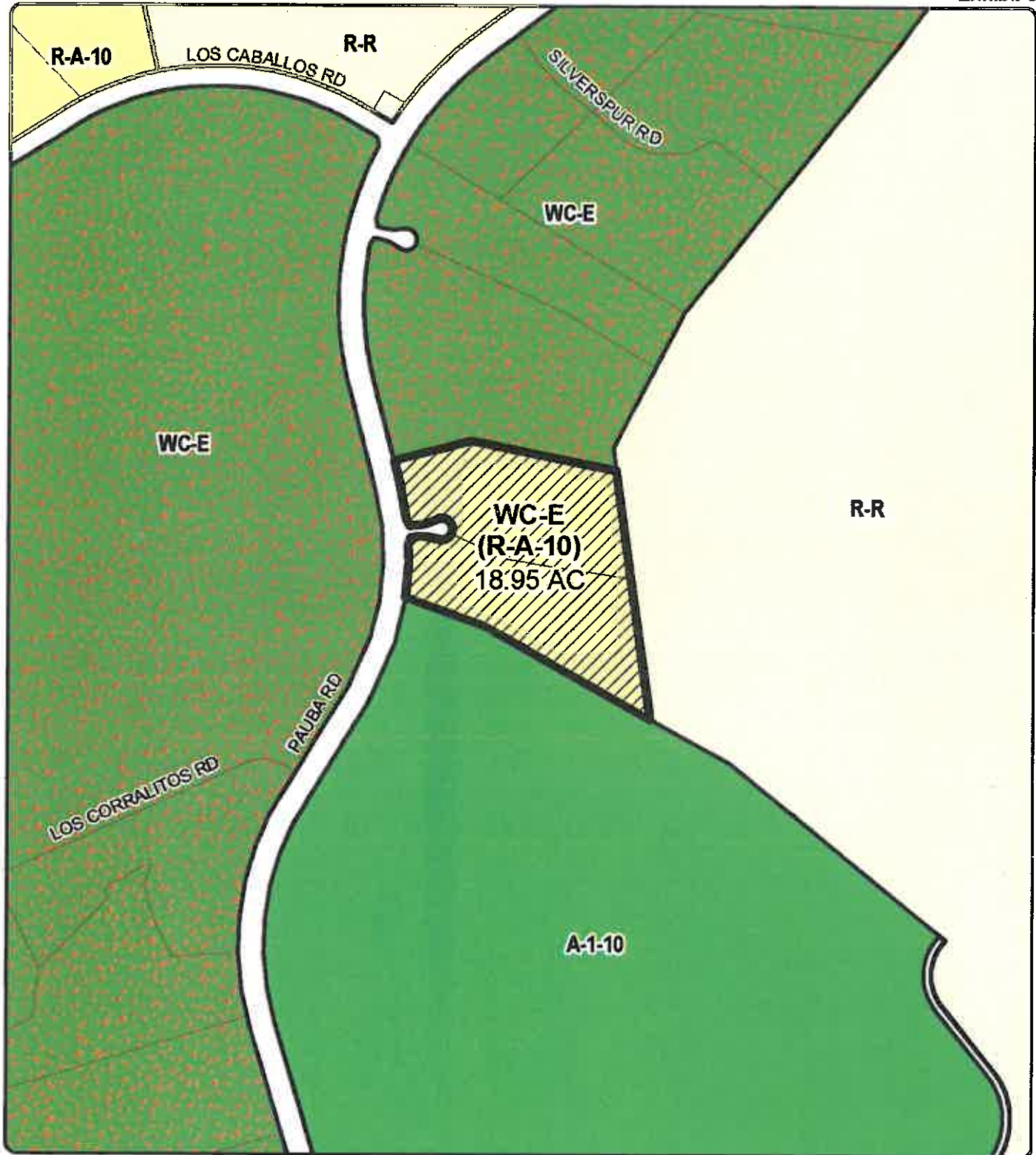
CZ07920

Date Drawn: 09/21/2016

Supervisor: Washington
District 3

PROPOSED ZONING

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 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)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://californiaonline.org>

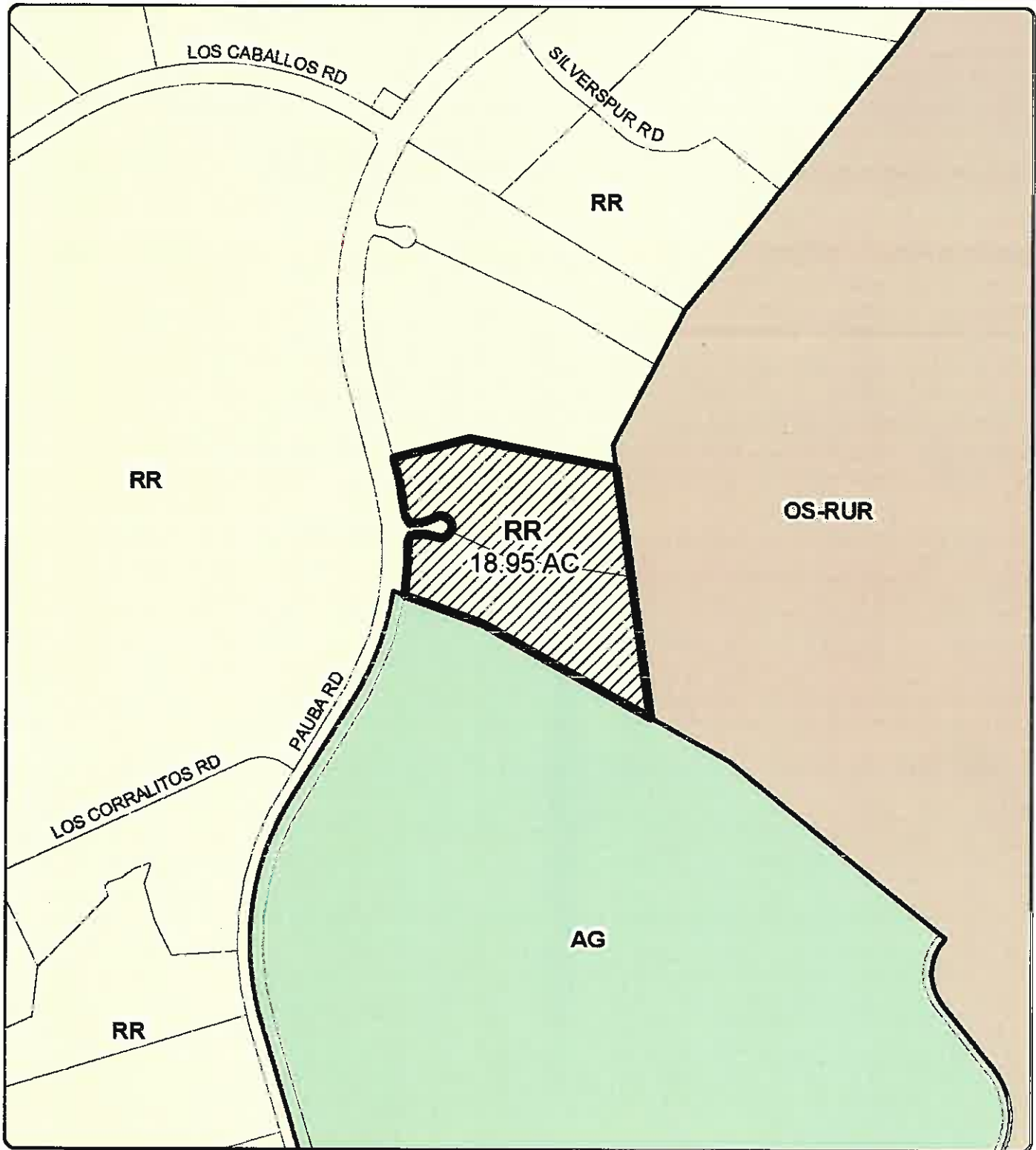
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07920

Supervisor: Washington
District 3

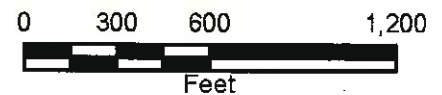
EXISTING GENERAL PLAN

Date Drawn: 09/21/2016
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.mba.ca.gov>



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

APPLICATION INFORMATION

Applicant Name: QING HUO, 1968 Cellars LLC

Contact Person: QING HUO

E-Mail: tsinghuo@yahoo.com

Mailing Address: 40134 Calle Cabernet

Temecula

CA
State

92591
ZIP

Daytime Phone No: (909) 573 5045

Fax No: ()

Engineer/Representative Name: GIL ZULEMA MENDOZA ASSOCIATES, INC.

Contact Person: GIL MENDOZA

E-Mail: gil@gzmaassociates.com

Mailing Address: 6185 MAGNOLIA AVE, #129

RIVERSIDE

CA
State

92506
ZIP

Daytime Phone No: (951) 286-9520

Fax No: (815) 425-8582

Property Owner Name: CALIFORNIA TRAINS, INC.

Contact Person: DINO MARQUEZ

E-Mail: jillmarquez@msn.com

Mailing Address: 31805 TEMECULA PKWY. #533

Street

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

TEMECULA
City

CA
State

92592
ZIP

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

California Trains, Inc.

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-170-009 & 927-170-010

Approximate Gross Acreage: 9.46 AC & 9.49 AC

General location (nearby or cross streets): North of STATE HWY 79, South of

APPLICATION FOR CHANGE OF ZONE

HUGHES RANCH CT., East of PAUBA RD., West of WOODCHUCK RD.

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

CHANGE ZONING FROM RA10 (RESIDENTIAL AGRICULTURAL)
TO WC-E (WINE COUNTRY - EQUESTRIAN)

Related cases filed in conjunction with this request:

NONE

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
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 1968 CELLARS, LLC hereafter "Applicant" and CALIFORNIA TRAIN, INC. Property Owner".

Description of application/permit use:

APPLICATION TO CHANGE THE ZONING FROM RA-10 TO WC-E

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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 1968 Cellars, LLC, a California Limited Liability Company ("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 927-170-009 and 927-170-010 ("PROPERTY"); and,

WHEREAS, on September 6, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7920 ("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:
1968 Cellars, LLC
Attn: Qing Huo
40134 Calle Cabernet
Temecula, CA 92591

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:

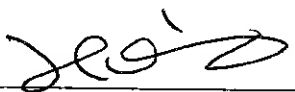
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 11/28/16

PROPERTY OWNER:

1968 Cellars, LLC, a California Limited Liability Company

By: 
Qing Huo
Member

Dated: Nov 13, 2016


FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE 11/23/16

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)

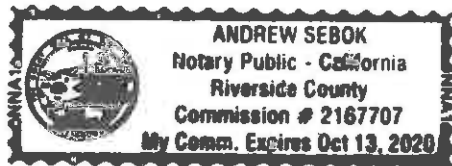
County of RIVERSIDE)On 11/13/2016 before me, ANDREW SEBOK, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officerpersonally appeared QING HUO

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 [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 DocumentTitle or Type of Document: INDemnIFICATION Document Date: 11/13/2016

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: QING HUO☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____Signer Is Representing: SELF

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

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. 7920 – No New Environmental Documents Required – Applicant: Qing Huo, 1968 Cellars LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of State Highway 79, westerly of Woodchuck Road, easterly of Pauba Road, and southerly of Hughes Ranch Court – two (2) 10 acre parcels – Zoning: Residential Agricultural 10 acre minimum (R-A-10) – **REQUEST:** Change of Zone No. 7920 proposes to change the site's zoning from Residential Agricultural – 10 acre minimum (R-A-10) to Wine Country-Equestrian (WC-E) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

TIME OF HEARING: **9:00 AM or as soon as possible thereafter.**
DATE OF HEARING: **MARCH 15, 2017**
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 Project Planner, Deborah Bradford at (951) 955-6646 or e-mail dbradfor@rivco.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 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/22/2017,

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

APN (s) or case numbers CZ07920 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

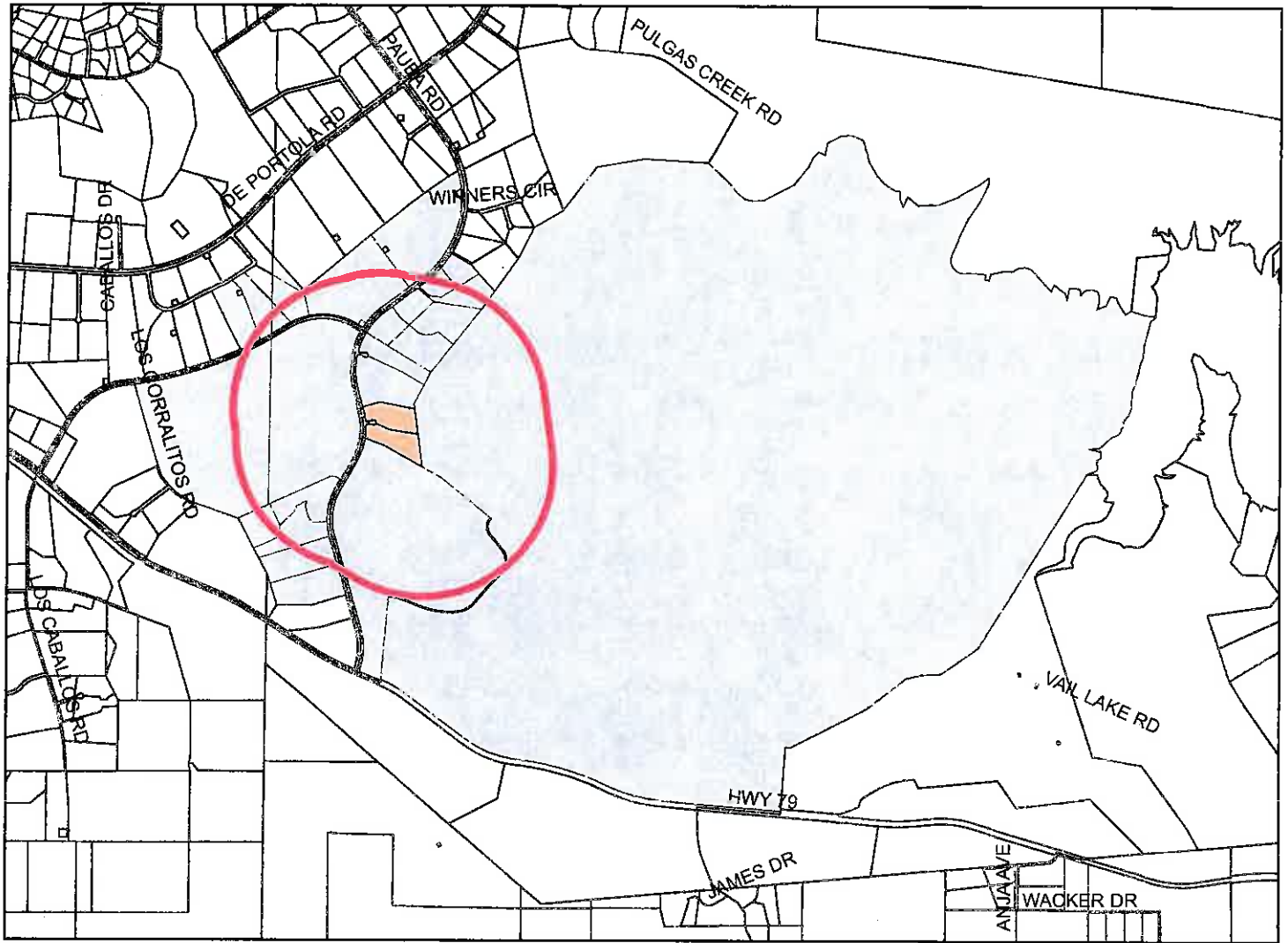
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Benford 2/22/17

CZ07920 (2400 feet buffer)



Selected Parcels

927-170-009	927-170-010	927-160-049	927-690-010	927-690-011	927-690-017	927-690-018	927-690-019	927-160-031	927-140-011
927-150-023	927-170-006	927-140-006	927-160-048	927-170-002	927-170-004	927-160-034	927-160-035	927-150-024	927-150-025
927-170-008	927-140-012	927-320-081	927-170-001	927-170-003	927-160-001	927-160-002	927-170-007		



3,200 1,600 0 3,200 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: 927140006, APN: 927140006
FATIH ZADA
461 W PALOS VERDES DR
PALOS VERDES CA 90274

ASMT: 927160031, APN: 927160031
REBECCA HUTH, ETAL
43250 LOS CORRALITOS RD
TEMECULA, CA. 92592

ASMT: 927140011, APN: 927140011
JAMES DENNIS, ETAL
564 SAN LUCAS DR
SOLANA BEACH CA 92075

ASMT: 927160034, APN: 927160034
JOHN AMERMAN, ETAL
38951 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927140012, APN: 927140012
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 927160048, APN: 927160048
HANDLE IT MMS
43620 RIDGE PARK DR NO 340
TEMECULA CA 92590

ASMT: 927150023, APN: 927150023
EDITH ATWOOD
37800 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927160049, APN: 927160049
AMELIA DICKINSON, ETAL
P O BOX 73242
RANCHO SAN CLEMENTE CA 92673

ASMT: 927150024, APN: 927150024
BARBARA CLOYD, ETAL
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 927170003, APN: 927170003
RICH RANCH
C/O JANET RICH
36540 SILVER SPUR RD
TEMECULA CA 92592

ASMT: 927150025, APN: 927150025
MACY LAI
38022 PAUBA RD
TEMECULA, CA. 92590

ASMT: 927170004, APN: 927170004
JANET RICH
P O BOX 4347
FULLERTON CA 92834

ASMT: 927160002, APN: 927160002
SFT REALTY GALWAY DOWNS
C/O SOUTHWEST TRADERS
27711 DIAZ RD
TEMECULA CA 92590

ASMT: 927170006, APN: 927170006
ERIC CARSON
39100 PAUBA RD
TEMECULA, CA. 92592



ASMT: 927170007, APN: 927170007
VINYARD 1968
32712 CAMPO DR
TEMECULA CA 92592

ASMT: 927170010, APN: 927170010
1968 CELLARS
40134 CALLE CABERNET
TEMECULA CA 92591

ASMT: 927320081, APN: 927320081
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 927690010, APN: 927690010
KIMBERLY STUMP, ETAL
35917 BELLE CHAINE LOOP
TEMECULA CA 92592

ASMT: 927690017, APN: 927690017
KIMBERLY STUMP, ETAL
35917 BELLE CHINE LOOP
TEMECULA CA 92592

ASMT: 927690018, APN: 927690018
KIMBERLY STUMP, ETAL
35879 BELLE CHAINE LOOP
TEMECULA CA 92592



Qing Huo, 1968 Cellars LLC
40134 Calle Cabernet
Temecula, CA 92591

Gil Mendoza
6185 Magnolia Ave., #129
Riverside, CA 92506

Qing Huo, 1968 Cellars LLC
40134 Calle Cabernet
Temecula, CA 92591

Gil Mendoza
6185 Magnolia Ave., #129
Riverside, CA 92506

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chargement

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révéler le rebord Pop-up^{MC}

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1610411

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: QING HUO \$14.00
paid by: MC 019509
paid towards: CFG06315 CALIF FISH & GAME: DOC FEE
EA42946
at parcel #:
appl type: CFG3

By _____ Sep 02, 2016 10:32
MGARDNER posting date Sep 02, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$14.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1610412

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: QING HUO \$36.00
paid by: CK 6750
paid towards: CFG06315 CALIF FISH & GAME: DOC FEE
EA42946
at parcel #:
appl type: CFG3

By _____ Sep 02, 2016 10:33
MGARDNER posting date Sep 02, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$36.00

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

Additional info at www.rctlma.org

Agenda Item No.: 4 - 4
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Deborah Bradford
Planning Commission: March 15, 2017



Juan C. Perez
Interim Planning Director

CONDITIONAL USE PERMIT NO. 3750
CEQA EXEMPT
Applicant: 24 Apartment Complex Services
Engineer/Representative: Steven Murray

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3750 proposes the construction of an automobile sales and rental facility which will be comprised of a 1,223 square foot office building and a 4,653 square foot outdoor automobile display area. The proposed office building will consist of 863 square feet of office area and 360 square feet of storage area used for office supplies and indoor vehicle storage. Eleven (11) parking spaces will be provided including an ADA accessible space. An illuminated monument sign is proposed within the northeastern landscaped planter area of the project site. Signage is also proposed on the building. Approximately 3,724 square feet of landscaping will be provided. Hours of operation will be Monday through Sunday 10:00 a.m. to 8:00 p.m. Three employees are anticipated. The proposed facility will not include the servicing or repair of vehicles.

The project site is located westerly of Iowa Avenue, northerly of Center Street, southerly of Church Street, and easterly of Interstate 215.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) to the east, north, and south, and Community Development: Highest Density Residential (CD:HHDR) to the west. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | Vacant. |
| 6. Surrounding Land Use (Ex. #1): | Mobile home Park directly to the west, commercial to the east, residential and commercial to the south, and residential and commercial uses to the north. |
| 7. Project Data: | Total Acreage: 0.41 |



8. Environmental Concerns:

Exempt from CEQA pursuant to State CEQA Guidelines Section 15303

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and based on the findings and conclusions incorporated in the staff report; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3750**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached conditions of approval.

1. The project site is designated Community Development: Commercial Retail (CD: CR) on the Highgrove Area Plan and within the Highgrove Community Policy Area. Several policies as they pertain to commercial developments have been met. Specifically, the following:

HAP 1.2 – Development application shall include strategies for minimizing vehicle trips generated within a project's boundaries. The proposed project will provide a bicycle rack as required by Ordinance 348 to encourage other means of transportation other than vehicles to reduce vehicle trips. Compliance with Condition of Approval 80. PLANNING. 11, will ensure that the proposed project complies with this policy.

HAP 3.2 – The installation of water efficient fixtures and drought tolerant landscaping and the use of reclaimed water for landscaping, dust control and other uses not involving human consumption are encouraged as means of conserving water in the area. The applicant is proposing water efficient landscaping and irrigation based on Ordinance 859, Water Efficient Landscaping Requirements. Compliance with Condition of Approval 10. TRANS. 4 will ensure that the proposed project complies with this policy.

HAP 3.8 – Development projects within the Highgrove Community Policy Area shall implement best management practices for urban runoff as prescribed by the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and its supplements. With the incorporation of Condition of Approval 60. BS Grade. 11 which states that prior to the issuance of a grading permit the project specific WQMP and all water quality treatment control BMP's be approved and included on the grading plan. The proposed project complies with this policy.

HAP 7.4 – Commercial land uses shall be designed to ensure compatibility with adjacent land use. The proposed project is an infill lot and is surrounded by existing commercial uses and complies with the development standards of the C-P-S zoning classification. The proposed project complies with this policy.

2. The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-

oriented commercial uses. The proposed automobile/rental facility will be providing a commercial use that will be utilized by the local and regional community.

3. The project site is surrounded by properties that are designated Community Development: Commercial Retail (CD:CR) to the east, north, and south, and Community Development: Highest Density Residential (CD:HHDR) to the west.
4. The zoning classification for the project site is Scenic Highway Commercial (C-P-S).
5. The project site is surrounded by properties that are zoned Scenic Highway Commercial (C-P-S) to the north, south, east and west.
6. Existing commercial uses have been constructed and are operating within the project vicinity.
7. The proposed use, automotive sales and rental facility, is a permitted use, subject to the approval of a Conditional Use Permit (CUP) in the Scenic Highway Commercial (C-P-S) zone, in accordance with Article IXb, Section 9.50b(2) of Ordinance No. 348.
8. The proposed use, automotive sales and rental facility, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zoning classification. More specifically:
 - **Height Requirements:** No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved subject to Section 18.34 of Ordinance 348. The maximum height of the proposed structure from the tip of the roof to grade is eighteen (18) feet. The proposed project satisfies the height requirements of Scenic Highway Commercial (C-P-S) zoning classification.
 - **Yard Requirements:** There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. The height of the proposed structure will be eighteen (18) feet in height and the project is not located within an existing Specific Plan. The project satisfies the yard requirements.
 - **Lot Area Coverage:** There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Without a specific minimum lot area requirement for this particular zone, the proposed project satisfies this requirement.
 - **Roof Mounted Equipment:** All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed roof mounted air conditioning unit will be screened from view by the 3'6" parapet along the northern portion of the proposed structure.
9. Outlined in Section 18.12 of Riverside County Ordinance No. 348, parking standards for new or used automobile sales would require one space/1,000 square feet of uncovered sales areas and one space/employee. The uncovered sales area is comprised of 4,653 square feet and three employees will be on-site. The applicant is required to provide five (5) parking spaces for the uncovered sales area and three parking spaces for the employees for a total of eight (8) parking spaces. The proposed office area is considered incidental to the use and does not require additional spaces. The project provides eleven (11) parking spaces which exceeds the required 8 parking spaces. (COA 10. PLANNING.3).

10. The proposed project is not located within an existing Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.
11. Fire protection and suppression services will be available for the proposed project through Riverside County Fire Department.
12. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in Section 15303 are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (c) stores, offices, or similar structures not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area, and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

The proposed project is to allow for the operation of an Automobile Sales and Rental Facility and the construction of a 1,223 square foot office building, which is a listed example of exemption in Section 15303. In addition, the office building is to be used as an incidental use to the outdoor auto sales and rental facility, in a way similar to that of an accessory structure. Therefore the proposed project qualifies as an exemption based on Section 15303 of CEQA guidelines.

Because all aspects of the project are exempt under Section 15303, Conditional Use Permit No. 3750 is exempt from CEQA and no further environmental review is required. In addition, no exception to the Section 15303 exemptions applies:

- a. The project is not located in a particularly sensitive environmental area. The proposed project site is not located within a Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) cell group and is comprised of vacant land that was once previously developed with a single family residence. Surrounding the project site are residential and commercial uses. Although the property is located within an area of High Paleontological Sensitivity as noted on the County of Riverside's Map My County Parcel Report, because the proposed project is a vacant, disturbed and previously-developed lot surrounded by development, and only surface grading will occur, the chance of encountering paleontological resources are minimal. However, in an abundance of caution, Conditions of Approval 10. PLANNING. 1 and 60. PLANNING. 1 will be applied to the project to ensure that, in the unlikely event that any fossils are found, work will cease until the proper steps are taken to ensure protection of the resource.
- b. There are no successive projects of the same type in the same place expected over time. The proposed project site is located within a developed commercially designated area. The project site is approximately .41 acres and will be developed with a 1,223 square foot office structure as an incidental use to the outdoor auto sales and rental facility. Based on review of the Riverside County 'Map My County', the majority of the properties on Iowa Avenue are already developed with commercial uses, with the exception of three lots used for residential uses adjacent to the project site. No applications have been submitted to the County for the future

development of these sites for a commercial use similar in nature to what the applicant is proposing.

- c. There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project. The proposed use is for an auto sales and rental facility. The project site is currently a disturbed vacant lot that once was developed with a residence. The project area has some residential uses within the vicinity of the site; however, the surrounding area is comprised primarily of commercial uses. The topography of the site is flat. No waterways are located in the vicinity of the site. No faults are located on the site, nor is the site within a half mile of a fault. The site is not located within a flood zone or high fire hazard area. Activity on the site will be that of a typical commercial use. There will be no auto repair or servicing of vehicles on site. No storage of hazardous materials will be onsite other than those typical for cleaning of the office area and restroom. Therefore, the activity on-site will not create a significant effect on the environment due to unusual circumstances existing on or near the project site.
- d. The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

Accordingly, no exception to the Section 15303 exemptions applies.

13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 60. PLANNING. 8)

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) Land Use Designation which allows for development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, which allows the proposed use subject to a Conditional Use Permit and with all other applicable provisions of Ordinance No. 348 as it pertains to development standards.
3. The public's health, safety, and general welfare are protected through project design with the incorporation of the fire department conditions of approval to ensure safe emergency access onto the site, compliance with Section 18.12 in regard to off-street parking and landscaping requirements and the development standards stated in Section 9.53 of Ordinance No. 348 in terms of the required lot area, setbacks and height of the proposed development.

4. The proposed project is compatible with the present and future logical development of the area because the proposed project is for automobile rental and sales, a commercial use, which is consistent with the zoning classification and land use designation within the project area.
5. The proposed project will not have a significant effect on the environment. As stated above, the proposed project was found to be exempt from CEQA based on Section 15303 – Class 3. In addition, no exception to the Section 15303 exemptions applies.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the project is not located within a WRCMSHCP cell group.

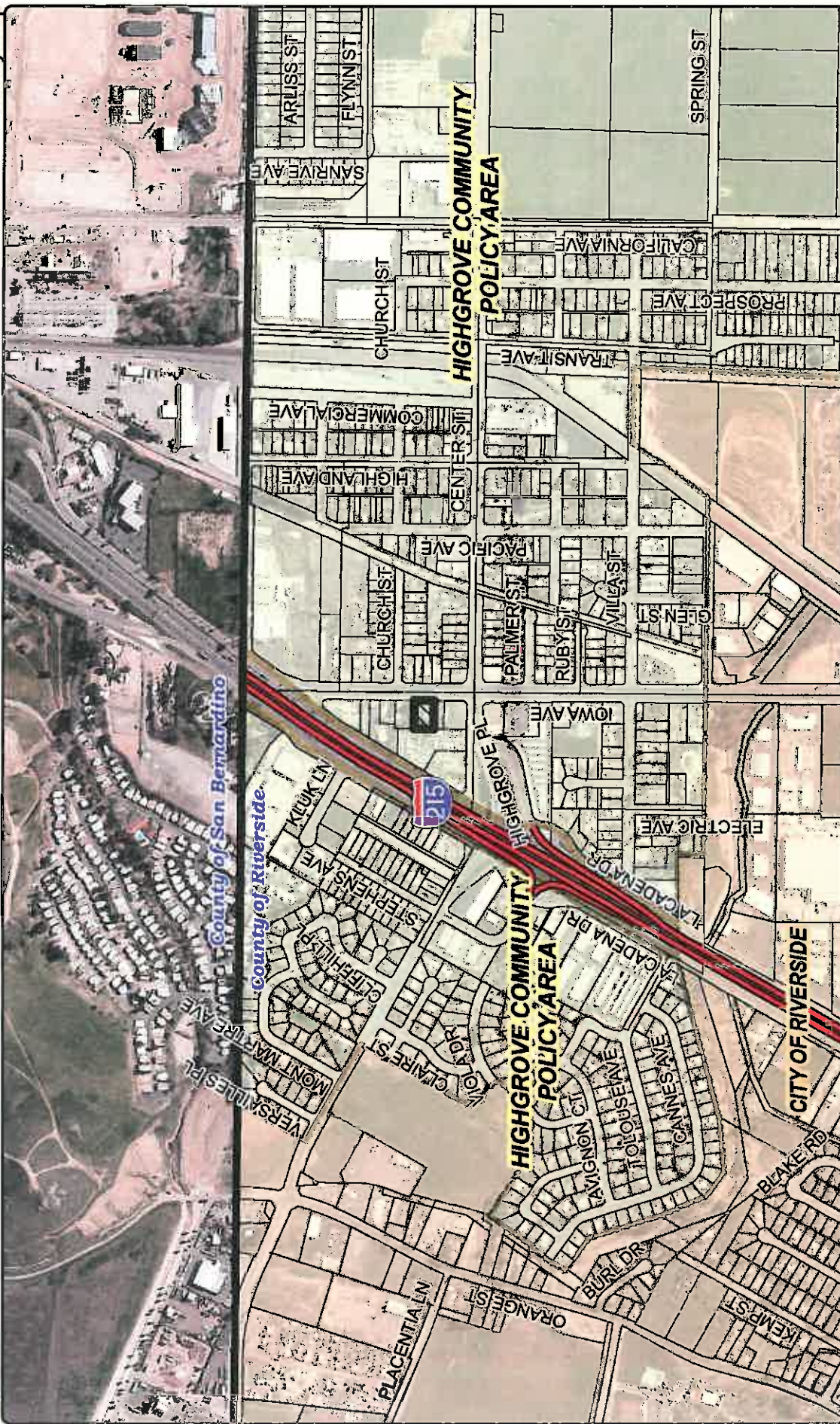
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. High Fire Area or State Responsibility area; or
 - b. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); or
 - c. An earthquake fault zone; or
 - d. A 100-year flood plain.
3. The project site is located within:
 - a. Sphere of Influence for the City of Riverside;
 - b. The Highgrove County Service Area #126;
 - c. An area susceptible to soil subsidence;
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. An area of low liquefaction potential; and
 - f. Riverside Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number 247-020-006.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03750
VICINITY/POLICY AREAS

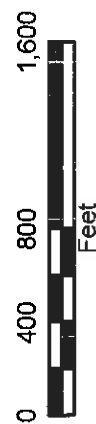
**Supervisor: Tavaglione
District 2**

Date Drawn: 12/01/2016
Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing road haul use designations for unincorporated Riverside County. This 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 at Riverside at (951) 956-3200 (Western County) or in Planning Department at Western County at (951) 866-2200.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03750

LAND USE

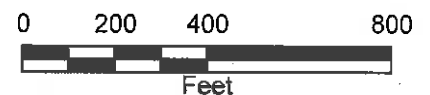
Supervisor: Tavaglione
District 2

Date Drawn: 12/01/2016
Exhibit 1



Zoning Dist: University

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://riversidecounty.net/planning>

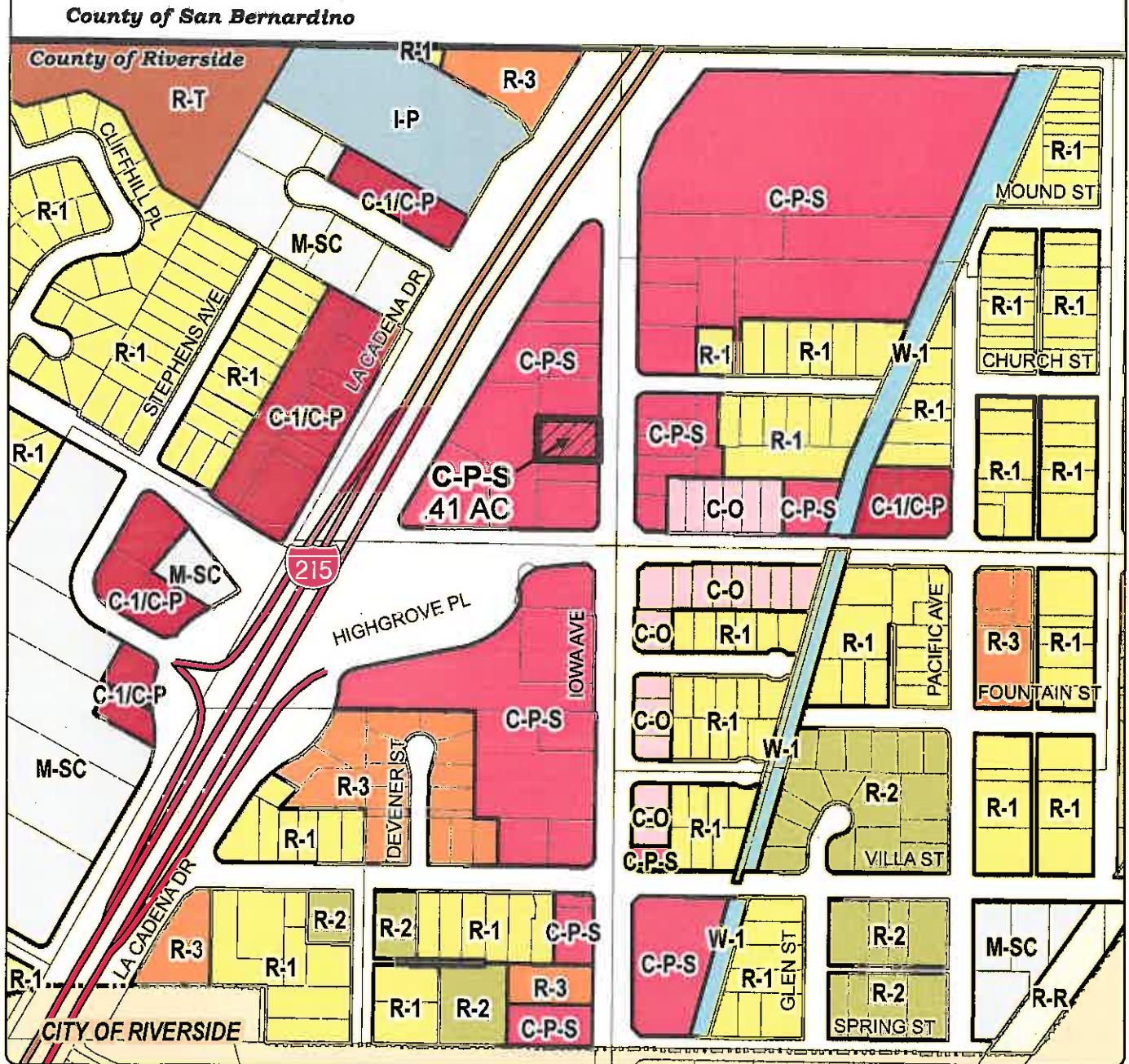
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03750

EXISTING ZONING

Supervisor: Tavaglione
District 2

Date Drawn: 12/01/2016
Exhibit 2



Zoning Dist: University

Author: Vinnie Nguyen



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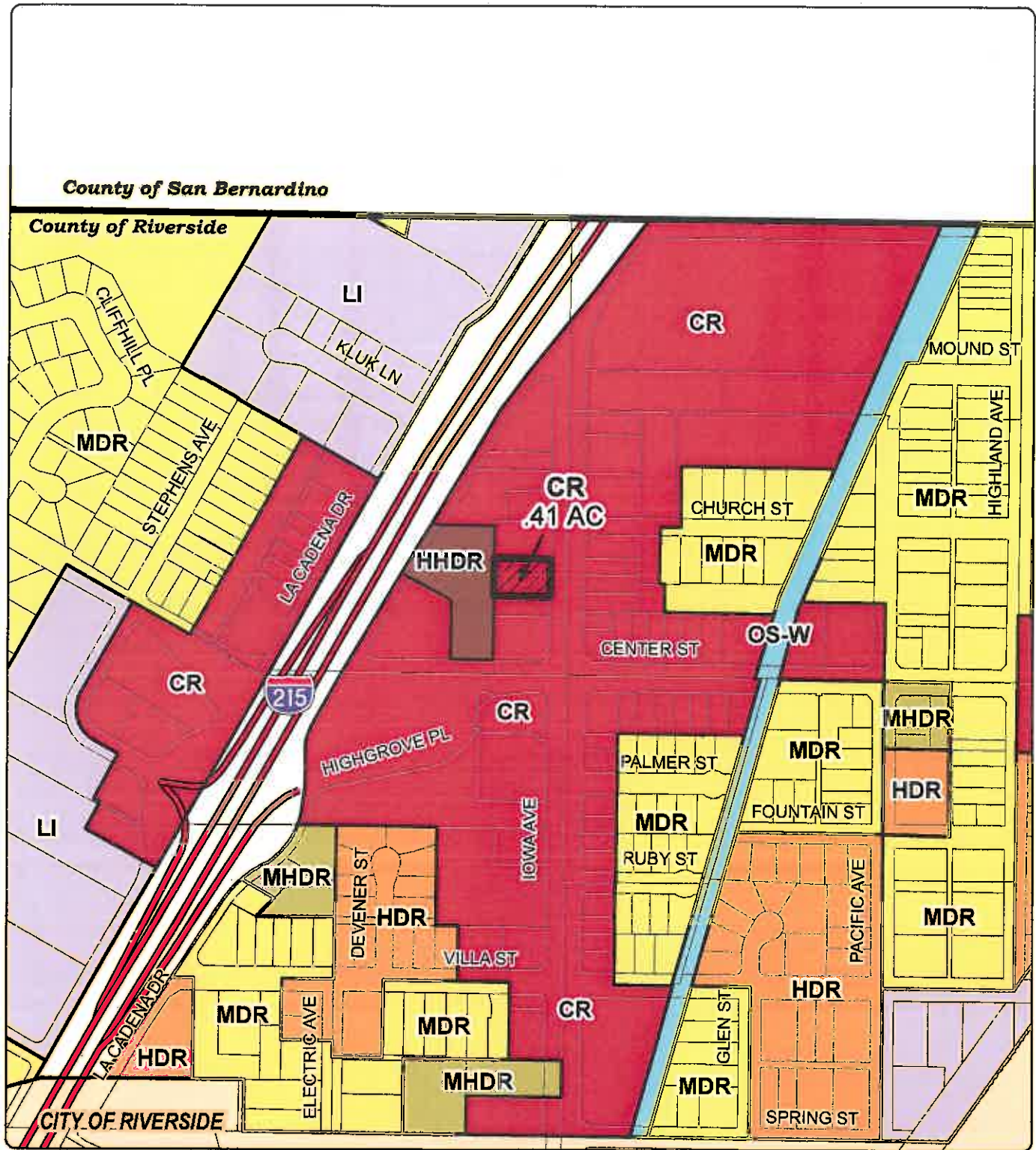
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03750

Supervisor: Tavaglione
District 2

EXISTING GENERAL PLAN

Date Drawn: 12/01/2016
Exhibit 5



Zoning Dist: University

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.rcthaa.org>



C.U.P. 03750 CAR SALES AND RENTAL
FACILITY
235 IOWA AVENUE, RIVERSIDE, CA 92507

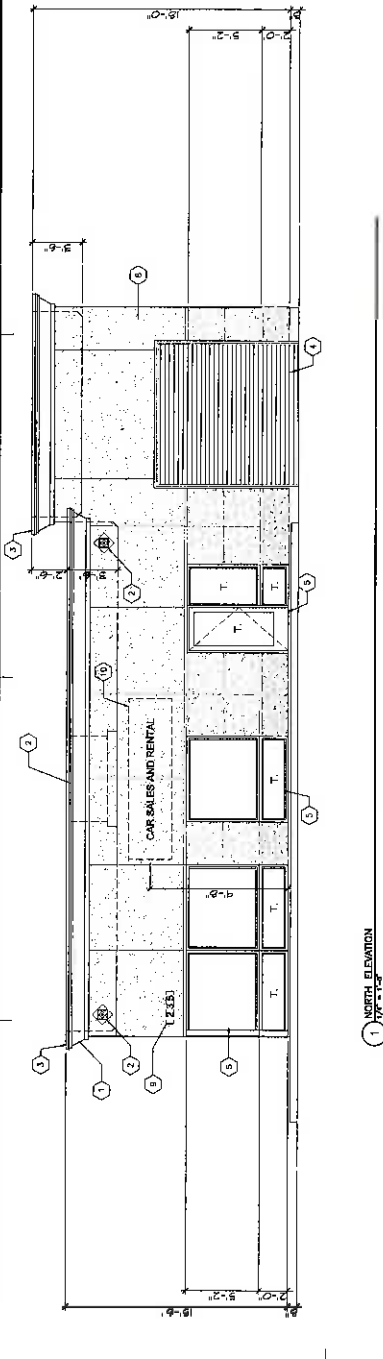
OWNER
24 APARTMENT COMPLEX SERVICES INC.
455 W. LA CAÑENA AVE., #7
RIVERSIDE, CA

C.U.P. 03750

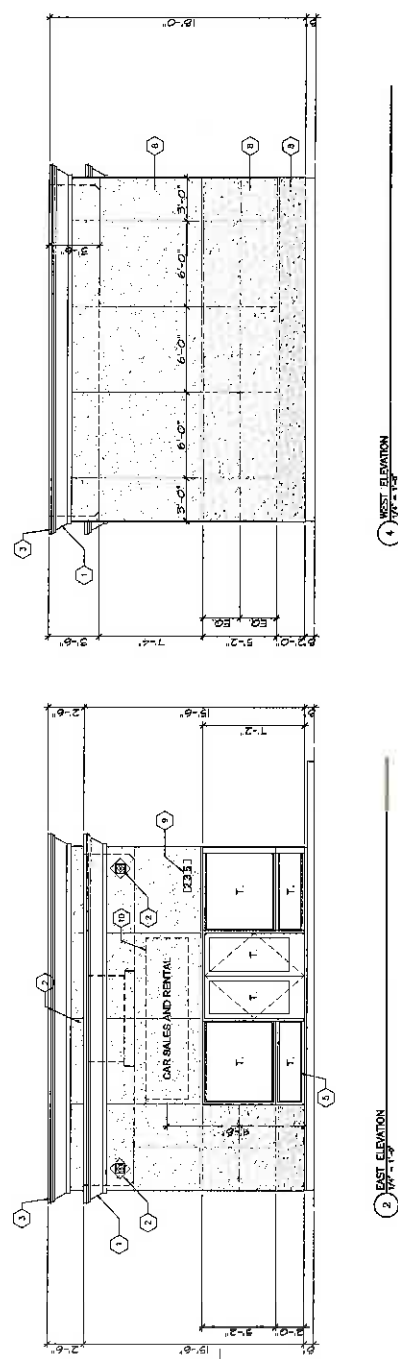
DATE	DESCRIPTION
PROJECT NO.	
CHG. ENG. FILE	CHG. CURRENT DESCRIPTION
DATE IN FILE	FILE
CHK'D BY	WHY
EXPENSE	

EXTERIOR ELEVATIONS

A200

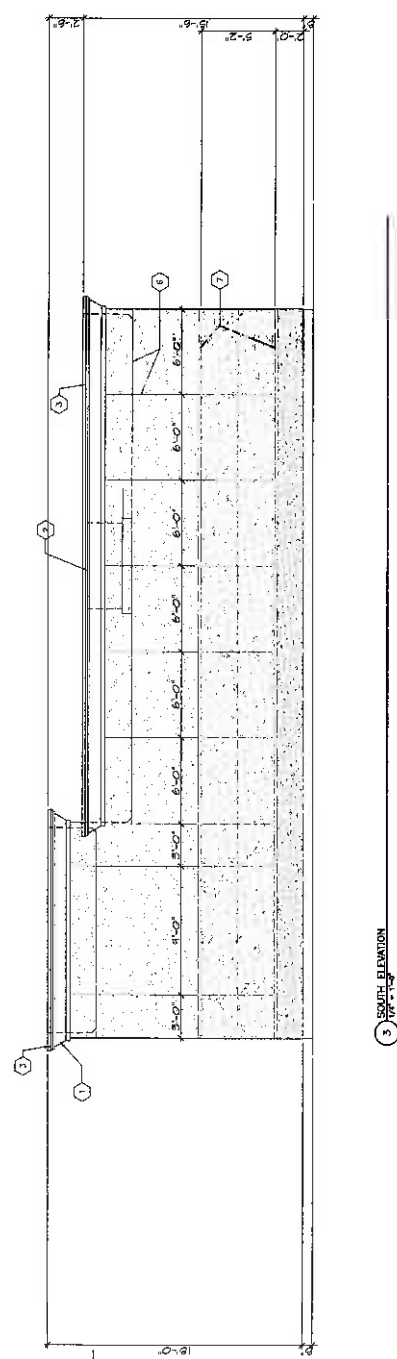
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1 NORTH ELEVATION
 $\frac{17'6" - 1'3"}{}$



2 EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$

4 WEST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



C.U.P. 03750 CAR SALES AND RENTAL
FACILITY
235 IOWA AVENUE, RIVERSIDE, CA 92507

OWNER:
24 APARTMENT COMPLEX SERVICES INC.
455 W. LA CADENA AVE., #7
RIVERSIDE, CA

C.U.P. 03750

[illegible]

SITE PLAN DETAILS

SPD1

8

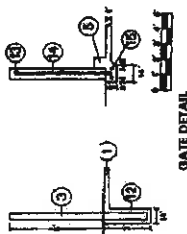
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NOTE: THE FINISH SIDE SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND FINISHES (OR THEIR EQUIVALENT) APPROVED BY COMMUNITY DEVELOPMENT DIVISION:

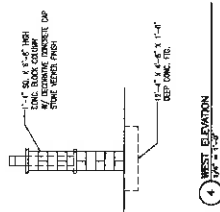
- A. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- B. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- C. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- D. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- E. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- F. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- G. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- H. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- I. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- J. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- K. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- L. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- M. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- N. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- O. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- P. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- Q. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- R. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- S. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- T. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- U. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- V. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- W. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- X. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- Y. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL
- Z. STONE VENEER FACE AND COLUMN CAPS OVER CONCRETE BLOCK - CONCRETE ROBBLE / ASPEN / STAINLESS STEEL



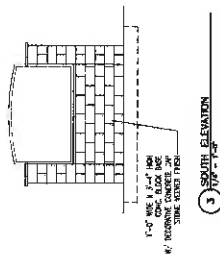
1. BASIC ENCLOSURE



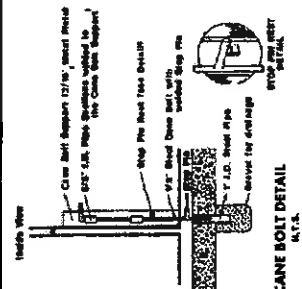
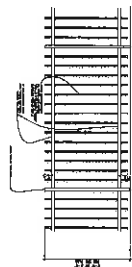
RATE DETAIL



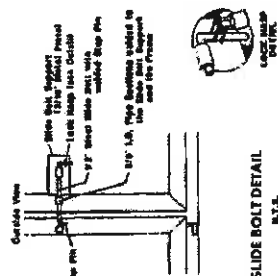
WEST ELEVATION



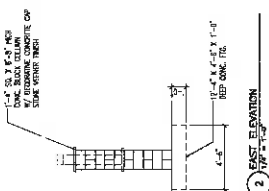
SOUTH ELEVATION



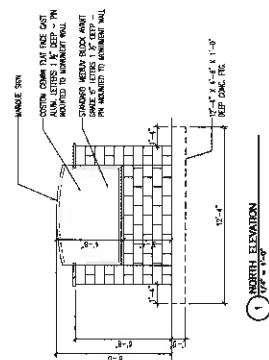
CANE BOLT DETAIL



SLIDE BOLT DETAIL



2 EAST ELEVATION



NORTH ELEVATION



909.881.7550



CASE 1481750
EXHIBIT C
DATE 11/14/20
PLANNER D Broadford

C.U.P. 03750 CAR SALES AND RENTAL
FACILITY
1335 IOWA AVENUE, RIVERSIDE, CA 92507

C.U.P. 03750

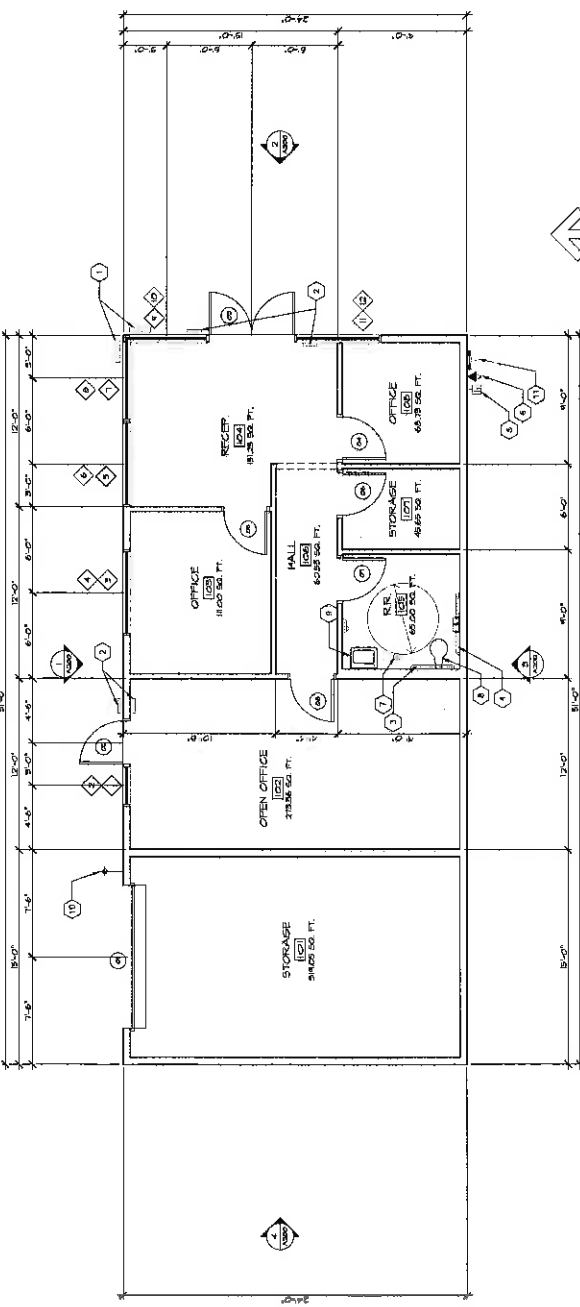
NO.	DATE	DESCRIPTION
PROJECT NO:		
AD INC FILE		ADDED REPAIR PLUMBING
SUMMARY		PL
DATE OF		1994
EXPENSES		

FLOOR AND ROOF PLAN

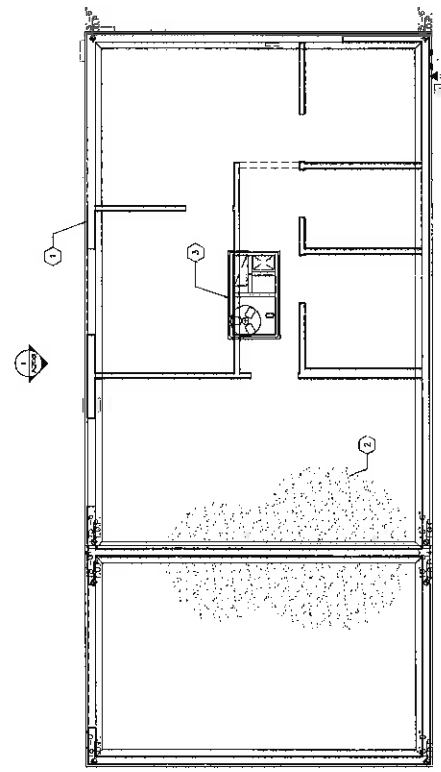
A100

- 1 BACKGROUND ADDRESS NUMERALS LOCATION - 3" TALL NUMERALS SHALL CONTRAST WITH THE COLOR OF ACCESSIBLE INFORMATION SIGN FIELDS TO AID FOR SENSING AND IDENTIFICATION. ALSO INCLUDING ENTRY AND DIRECTIONAL SIGNS
- 2

1. ACCESS MATERIALS STORAGE - F.M. MATERIALS SHALL CONSIDER THE CHOICE OF ACCESS MATERIALS STORAGE TO BE THE MOST APPROPRIATE FOR THE PROJECT.
2. ACCESSIBLE TIRE/STOCK PILE AREAS TO ASSESS THE SOILS AND DETERMINE ALSO DRAINAGE DIRECTION AND IMPACTS ON SOILS.
3. 30' PINE ROW
4. 40' DRAIN DITCH
5. GAS LINE
6. WATER LINE
7. FLOOD ZONE
8. 10' WATER CREEK
9. WALL ADJACENT MAIN BANK
10. ROCK BANK
11. BANK ELEVATION, SPACING, PAVEMENT



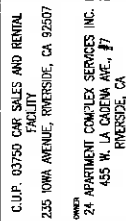
1	FEED CORNS
2	BUILT-UP ASPHALT ROOFING
3	ROOF MOUNT A.C. UNIT



NOTES

SPM
ARCHITECT
STEVEN-PAUL-MURRAY
ARCHITECT
370-W.-6TH-ST., SAN-HELMENDING, CA-92401
909.984.7560

1. ALL EXTERIOR DOORS TO HAVE PANIC HARDWARE AND MEANER SEALS.
2. ALL FIRE RATED DOORS TO HAVE BUSHES SEALS.
3. PROVIDE SIGNAGE AT ALL REST ROOM DOORS.
4. ALL FINISHED WALLS MEET THE CLASS RATINGS AS INDICATED BY THE INTERIOR EXIT SIGNATURES. INTERIOR EXIT RAMPED AND EXIT STAIRWAYS TO BE CONFINED AND ENCLOSED FOR EXIT ACCESS STAIRWAYS AND ELEVATORS TO BE CONFINED AND ENCLOSED SPACES - C
5. IT SHALL BE THE GENERAL CONTRACTOR TO COMPLY WITH ALL DOOR AND WINDOW HARDWARE NEEDED FOR THE PROJECT.

[illegible][illegible]

C.U.P. 03750

FINISH SCHEDULE

FS1

CONDITIONAL USE PERMIT Case #: CUP03750

Parcel: 247-020-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of an automobile sales and rental facility which will be comprised of a 1,223 square foot office building and a 4,653 square foot outdoor automobile display area. The proposed office building will consist of 863 square feet of office area and 360 square feet of storage area used for office supplies and indoor vehicle storage.

Eleven (11) parking spaces will be provided including ADA accessible spaces. An illuminated monument sign is proposed within the northeastern landscaped planter area of the project site. Signage is also proposed on the building. An application or plans for signage have not been submitted at this time. Approximately 3,724 square feet of landscaping will be provided and is in compliance with Ordinance No. 859 - Water Efficient Landscaping Requirements. Hours of operation will be Monday through Sunday 10:00 a.m. to 8:00 p.m. Three employees are anticipated. The proposed facility will not include the servicing or repair of vehicles.

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

CONDITIONAL USE PERMIT Case #: CUP03750

Parcel: 247-020-006

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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. 3750 shall be henceforth defined as follows:

APPROVED EXHIBIT 'A' dated October 11, 2016 CUP No. 3750
Site Plan for an automobile sales and rental facility.

APPROVED EXHIBIT 'B' dated October 11, 2016 CUP No. 3750
Exterior Elevations for the office building, trash
enclosure and signage

APPROVED EXHIBIT 'C' dated October 11, 2016 CUP No. 3750
Floor and Roof Plan.

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

CONDITIONAL USE PERMIT Case #: CUP03750

Parcel: 247-020-006

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND

Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

02/22/17
15:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03750

Parcel: 247-020-006

10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE (cont.)

RECOMMND

the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMIT REQUIREMENTS

INEFFECT

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - OWTS ABANDONMENT

RECOMMND

As part of the review for the entitlement of CUP3750, the engineer during a site assessment was able to locate the existing seepage pits that were previously used on the property. Prior to grading permit issuance, the seepage

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - OWTS ABANDONMENT (cont.)

RECOMMND

pits must be properly abandoned under permit. Though the old septic tank was not located, upon its discovery, the septic tank shall also be abandoned under permit. All the proper documentation must be submitted to Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES

RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 2 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3750 is a proposal to construct an automobile sales and rental facility containing outdoor automobile storage on a 0.41-acre parcel in the Highgrove area. The project site is located west of Iowa Avenue and approximately 200 ft. north of Center Street.

The proposed project receives minimal offsite runoff from the property to the west. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The developer is proposing a retention basin along the

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

RECOMMND

northern boundary to mitigate for increase runoff and water quality. Since no District maintained facilities, either existing or proposed, are associated with this project the Transportation Department will have the responsibility to process the review and approval of any preliminary or final Water Quality Management Plan (WQMP) and the hydrology study.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - UNANTICIPATED RESOURCES

RECOMMND

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THAT PROJECT:

UNANTICIPATED RESOURCES:

"The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 8 USE- HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this

Conditional Use Permit shall be limited to the hours of 10 a.m. to 8:00 p.m., Monday through Sunday.

10.PLANNING. 9 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. 17 USE - RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 30 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 35 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to a Monument sign as shown on APPROVED EXHIBIT A and two wall signs as shown on APPROVED EXHIBIT B. A separate application with specification of the proposed signage shall be submitted for the signage and shall comply with Section 19.4 of Ordinance 348. The proposed wall signs shall be comprised of individual channel letters. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance 348.

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water 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.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division at 1.888.722.4234.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

- Subscribe to a recycling service with waste hauler.

- Provide recycling service to tenants.

- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcown.org/opencms/recycling/recycling_and_compost_bus

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10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341 (cont.)

RECOMMND

ness.html#mandatory

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed 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. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - OWTS ABANDONMENT

RECOMMND

Properly abandon existing onsite wastewater treatment system under permit, prior to grading permit issuance.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

Information to be contained in the PRIMP, at a minimum and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 8 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.4 acres 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. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3750 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.4, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check
Section at (951) 955-6527.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.1 and 90.TRANS.3.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The Final WQMP shall address the final comments made on the P-WQMP:

1. Change all references to the City of Jurupa to the County of Riverside and reference the County's Stormwater Ordinance, Ordinance 754.2.
2. Section B states flows will drain to an infiltration trench. Grading plans call this area a retention basin. Based on the information provided it should be called a Bioretention Facility.
3. In Question Group 3, please change the BMP name from infiltration trench to Bioretention.
4. Uncheck the box for Design Capture Volume for infiltration only BMPs.
5. Complete the Harvest and Use Assessment section, since Bioretention is proposed instead of Infiltration BMPs as suggested by the previous comment.
6. Complete Appendix 8 of the WQMP guidance document and include it in Appendix 8 of your project specific WQMP. Then fill out the table in Section G.
7. Bioretention is a structural BMP. See Appendix 8 of the

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60.TRANS. 5 USE - FINAL WQMP (cont.)

RECOMMND

WQMP guidance document for examples of non-structural BMPs.

8. Produce a plan in accordance with pages 84 to 86 of the WQMP guidance document and include in Appendix 9. This can be a draft document for the Preliminary WQMP. However, the O&M Plan will need to be fully established for Final WQMP approval.
9. Include the Source Control Checklist found in Appendix 8 of the WQMP guidance document and include it in Appendix 8 of your project specific WQMP.

60.TRANS. 6 USE-WQMP ACCESS/MAINT EASEMT

RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL. THE BIOLOGIST WHO CONDUCTED THE MBTA SURVEY MUST SUBMIT A WRITTEN REPORT WITH THE RESULTS OF THE MBTA SURVEY THAT WAS CONDUCTED FOR REVIEW.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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 - WATER WILL SERVE

RECOMMND

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

80.E HEALTH. 2 USE - PERC TEST & INFO

RECOMMND

Prior to building permit issuance, the applicant must obtain an approval from the Department of Environmental Health for the building's wastewater sewage disposal. At the time of review of the entitlement for CUP3750, sewer was still not available to the site. If sewer is available to the site, then the building must connect to sewer. If sewer is still not available, the applicant must undergo the process of obtaining a permit for an onsite wastewater

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - PERC TEST & INFO (cont.) RECOMMND

treatment system (OWTS). The submittal shall include a soils percolation report, building/site plans and any other pertinent information to the review of the OWTS (Please see Technical Guidance Manual for details). A site visit may also be conducted in order to complete the review.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3750 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 - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Iowa Avenue.
- (2) Graffiti abatement of walls and other permanent structure.
- (3) Street sweeping.

80.TRANS. 2 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Iowa Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 4 USE - IMPLEMENT WQMP

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 5 USE-ESTABLISH WQMP MAINT ENTIT

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

80.TRANS. 7 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 8 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) 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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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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.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- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 11 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 1 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

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90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.)

RECOMMND

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."
"

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE- INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with a solid roof and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary,

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90.PLANNING. 23 USE- SKR FEE CONDITION (cont.)

RECOMMND

depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.4 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection 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. 3750 is calculated to be 0.4 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open 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. 3750 has been calculated to be 0.4 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 - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - UTILITY INSTALL (cont.) RECOMMND

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 3 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 Iowa Avenue.
- (2) Graffiti abatement of walls and other permanent structures.
- (3) Street sweeping.

90.TRANS. 4 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of the existing northerly driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Iowa Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. A 6.5' sidewalk shall be constructed adjacent to the curb line and match up existing sidewalks.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Iowa Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 6 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Iowa Avenue.

90.TRANS. 7 USE - WQMP COMPLETION

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 8 USE - WQMP REGISTRATION

RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

90.TRANS. 9 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 10 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's

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90.TRANS. 11 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM 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.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 8, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner
Eastern Municipal Water District

CSA 126 c/o EDA
Highgrove MAC
City of Riverside
Riverside Unified School District
WMWD

**CONDITIONAL USE PERMIT NO. 3750 – EA42921 - Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (FAR 0.20 – 0.35) – Location: North of Center Street, west of Iowa Avenue, and east of La Cadena Drive – 0.41 Acre – Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 12 parking spaces for customers and employees. Related Cases: N/A - APN: 247-020-006
BBID: 767-469-137 UPROJ: CUP03750**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the 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 case is scheduled for a **LDC meeting on July 28, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. You can find the LDC agenda for the above reference date, and the applicable map(s) and/or exhibit(s), by typing the following URL into your web browser. <http://planning.rctlma.org/Portals/0/devproc/ldc/ldc2015/06-30-16%20agenda.pdf?ver=2016-06-23-144915-027> Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Mary Stark at MCSTARK@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project, should be directed to Judy Egue, Project Planner at (951) 955-6035, or e-mail at jegue@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: ☐ DH: ☐ PC: ☐ BOS: ☐
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.

COMMENTS:

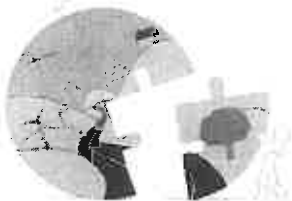
DATE: _____

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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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: AUTO SALES & RENTAL FACILITY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 348.4802

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 03750 DATE SUBMITTED: 6-21-16

APPLICATION INFORMATION

Applicant's Name: 24 APARTMENT COMPLEX SERVICES, INC E-Mail: SALES@24ACS.COM

Mailing Address: 455 LA CADENA WEST AVENUE #7
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (909) 964-7494 Fax No: (714) 475-5866

Engineer/Representative's Name: STEVEN PAUL MORREY, ARCHITECT E-Mail: SPMORREY007@GMAIL.COM

Mailing Address: 370 W. 6TH STREET, SUITE 210
SAN BERNARDINO, CA 92401
City State ZIP

Daytime Phone No: (909) 884-7660 Fax No: (909) 383-2354

Property Owner's Name: 24 APARTMENT COMPLEX SERVICES, INC E-Mail: SALES@24ACS.COM

Mailing Address: 455 LA CADENA AVENUE WEST #7
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (909) 964-7494 Fax No: (714) 475-5866

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

Kel. Engineer (909) 271-3135

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.

MOHAMAD ALZGOUL

PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

MOHAMAD ALZGOUL

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Mohamad Youssef

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 0247 -020-006

Section: 7 Township: T2S Range: RAW

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.41 ACRES

General location (nearby or cross streets): North of CENTER STREET, South of CHURCH STREET East of LACADENA EAST West of LDW AVENUE.

Thomas Brothers map, edition year, page number, and coordinates: 646 B-6

Project Description: (describe the proposed project in detail)

AUTO SALES + RENTAL FACILITY WITH 1323 SF BUILDING,
PARKING & PAVED OUTDOOR DISPLAY

Related cases filed in conjunction with this application:

N/A

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

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

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 240' ±

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: NONE

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards FILL 1570 cy.

Does the project need to import or export dirt? Yes ☒ No ☐

Import 1570 cy Export _____ Neither _____

What is the anticipated source/destination of the import/export?

NEAR CONSTRUCTION SITE

What is the anticipated route of travel for transport of the soil material?

SURFACE ROADS

How many anticipated truckloads? 160 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1200 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 and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

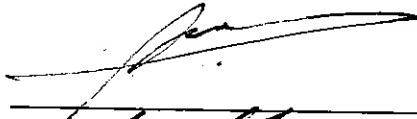
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

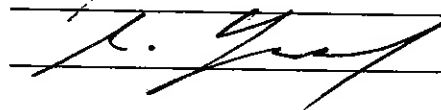
Applicant (1)



Date

6/17/16

Applicant (2)



Date

6/17/16

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 24 Apartment Complex Services, 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 247-020-006 ("PROPERTY"); and,

WHEREAS, on June 21, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3750 ("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:
Mohamad Al Zgoul
24 Apartment Complex Services, Inc.
455 W. La Cadena Dr., Ste. 7
Riverside, CA 92501

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
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 11/22/16
MELISSA R. CUSHMAN DATE

Dated: 11/28/16

PROPERTY OWNER:
24 Apartment Complex Services, Inc., a California Corporation

By: Mohamad Al Zgoul
Mohamad Al Zgoul
President

Dated: 11/21/16

By: Mohhand Yousef 11/21/16
Mohhand Yousef
Vice President

Dated: 11/21/16

ACKNOWLEDGMENT

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 Riverside }

On 11/21/16 before me, Giovano Caputo, Notary Public
(here insert name and title of the officer)

personally appeared Mohamad Alzgoul and
Mohhand Y. Gousef

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

Giovano Caputo



(Seal)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/30/2016

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

APN (s) or case numbers CUP03750 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Received 11/30 D. Brattford

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. 3750 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: 24 Apartment Complex Services – Second Supervisorial District – University Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (FAR 0.20 – 0.35) – Location: Northerly of Center Street, westerly of Iowa Avenue, and easterly of La Cadena Drive – 0.4 Acre – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit is for the construction of automobile sales and rental facility containing outdoor automobile storage. The project also proposes a 1,223 sq. ft. sales office/storage/garage building and 11 parking spaces for customers and employees. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

TIME OF HEARING: **9:00 am or as soon as possible thereafter.**
DATE OF HEARING: **MARCH 15, 2017**
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 Deborah Bradford, Project Planner at 951-955-6646 or e-mail dbradfor@rivco.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.

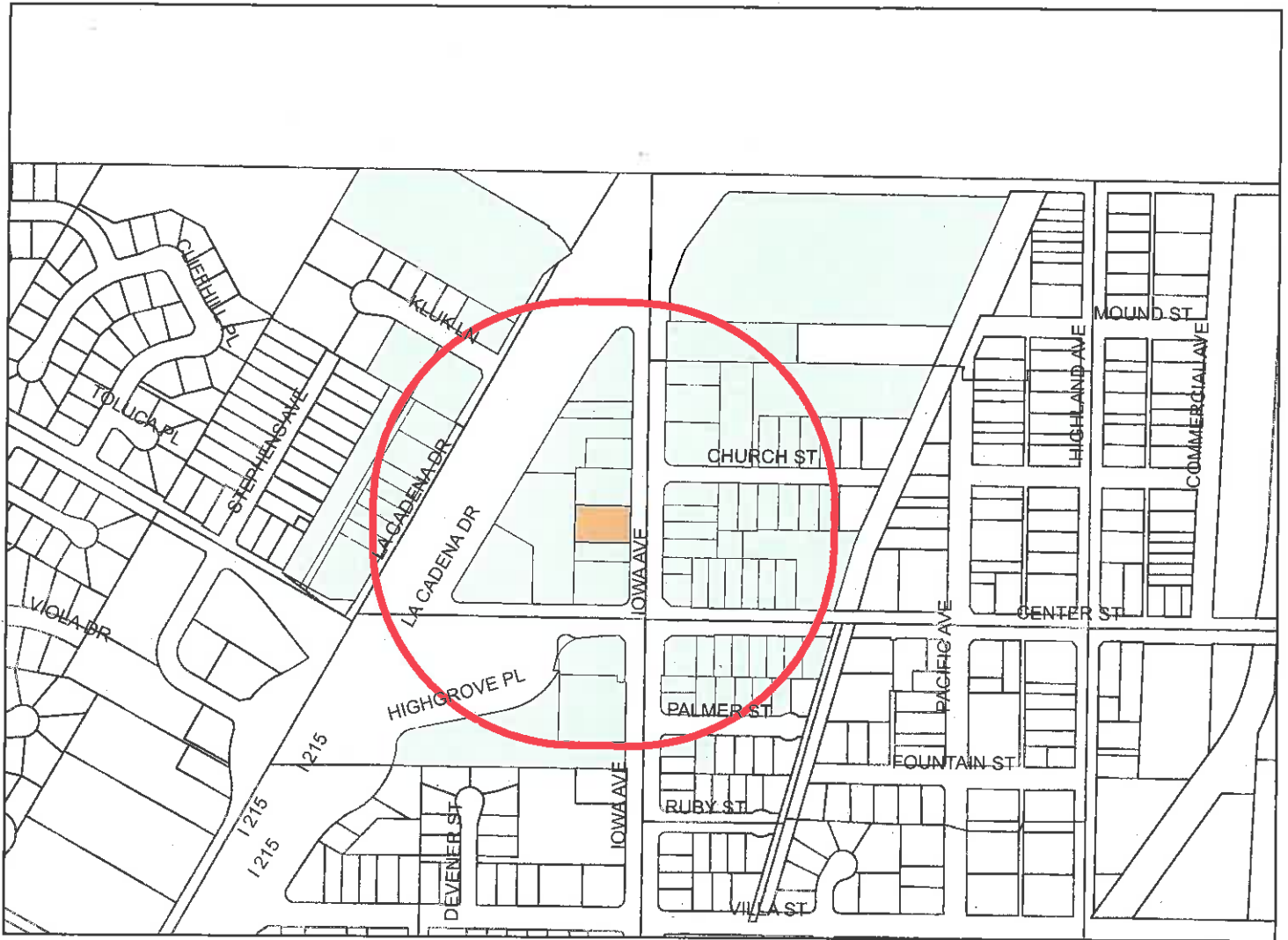
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

CUP03750 (600 feet buffer)



Selected Parcels

247-020-006	247-042-020	247-042-021	247-042-017	247-042-022	247-042-001	247-041-001	247-091-022	247-081-024	247-091-016
247-042-013	246-110-025	247-091-010	247-042-009	247-042-015	247-041-008	247-042-010	247-020-013	247-091-012	247-031-005
247-041-004	247-041-012	247-091-002	247-091-003	247-042-018	247-042-019	247-091-001	247-020-007	247-091-004	247-041-005
247-020-009	247-091-023	247-020-004	246-110-022	247-042-002	247-031-002	247-091-005	247-091-006	247-091-013	246-123-017
246-123-016	246-123-019	246-123-020	246-123-021	246-123-022	246-123-023	246-123-024	246-123-025	247-091-014	246-110-023
247-091-011	247-042-014	247-020-008	246-123-018	247-020-005	247-081-033	247-081-028	247-081-030	247-081-034	247-041-014
247-091-059	247-091-062	247-042-003	247-091-015	247-042-004	247-042-005	247-042-006	247-042-012	247-042-007	247-041-006
247-041-009	247-041-007	247-042-011	246-110-003	247-020-001	247-020-002	247-020-003			



420 210 0 420 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: 246110003, APN: 246110003
JANNA BELD, ETAL
C/O RIVERSIDE INSURANCE AGENCY
125 W LA CADENA DR
RIVERSIDE, CA. 92506

ASMT: 247020004, APN: 247020004
ELIZABETH MARKWARDT, ETAL
707 FOREST PARK DR
RIVERSIDE CA 92501

ASMT: 246110022, APN: 246110022
IGLESIA DE CRISTO ELIM RIVERSIDE INC
115 W LA CADENA DR
RIVERSIDE, CA. 92501

ASMT: 247020005, APN: 247020005
MARIAN MURPHY, ETAL
970 W C ST
COLTON CA 92324

ASMT: 246110023, APN: 246110023
M E W CORP
PMB 335 C/O TONY FERRARO
31878 DEL OBISPO ST 118
SAN JUAN CAPO CA 92675

ASMT: 247020006, APN: 247020006
24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

ASMT: 246110025, APN: 246110025
ASHRAF YASIN
22975 ORANGEWOOD CT
GRAND TERRACE CA 92313

ASMT: 247020007, APN: 247020007
JACKIE LIM, ETAL
2404 FALLING OAK DR
RIVERSIDE CA 92506

ASMT: 246123018, APN: 246123018
ANNA ALLEN, ETAL
213 W LA CADENA DR
RIVERSIDE CA 92501

ASMT: 247020008, APN: 247020008
MI KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

ASMT: 246123025, APN: 246123025
FRANCES PITURZZELLO, ETAL
6381 PERCIVAL DR
RIVERSIDE CA 92506

ASMT: 247020009, APN: 247020009
HERTA FANKHAUSER, ETAL
12932 HICKORY BRANCH
SANTA ANA CA 92705

ASMT: 247020003, APN: 247020003
PAMELA SCHEIBE, ETAL
190 E LA CADENA DR
RIVERSIDE CA 92507

ASMT: 247020013, APN: 247020013
CENTER STREET GROUP
C/O DENISE TIBBETS
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

ASMT: 247031002, APN: 247031002
IOWA PRIVACY TRUST
5198 ARLINGTON AVE NO 662
RIVERSIDE CA 92504

ASMT: 247041014, APN: 247041014
OSCAR MONTOYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045

ASMT: 247041001, APN: 247041001
MARTHA ALVAREZ, ETAL
21641 BURCH ST
PERRIS CA 92570

ASMT: 247042001, APN: 247042001
MARTHA ORNELAS, ETAL
16 HIGHLAND AVE
HIGHGROVE CA 92507

ASMT: 247041005, APN: 247041005
ELVIRA MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

ASMT: 247042002, APN: 247042002
INDYNICA ENTERPRISE
1254 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041006, APN: 247041006
SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042003, APN: 247042003
RAMONA LEDESMA
1244 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041007, APN: 247041007
SHARON HUGHES, ETAL
1227 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042006, APN: 247042006
NIRMALA SHARMA, ETAL
26371 IRONWOOD
MORENO VALLEY CA 92555

ASMT: 247041008, APN: 247041008
YOLANDA MICHEL, ETAL
1219 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247042007, APN: 247042007
SANDRA AHUMADA
C/O MARIO SEPULVEDA BRAVO
1202 CHURCH ST
RIVERSIDE, CA. 92507

ASMT: 247041012, APN: 247041012
D WHIT INC
C/O MARVIN SETNESS
P O BOX 7160
FARGO ND 58106

ASMT: 247042009, APN: 247042009
BARBARA FOSTER
1213 CENTER ST
RIVERSIDE, CA. 92507



ASMT: 247042010, APN: 247042010
JOSE MARTINEZ, ETAL
1225 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042021, APN: 247042021
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

ASMT: 247042011, APN: 247042011
TERESA MISFIELD
1233 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042022, APN: 247042022
FATMA AHMED, ETAL
3341 CELEST DR
RIVERSIDE CA 92507

ASMT: 247042012, APN: 247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

ASMT: 247081024, APN: 247081024
AMERICAN WPC STORAGE
PTA EX NO 8317
PO BOX 320099
ALEXANDRIA VA 22320

ASMT: 247042013, APN: 247042013
ANITA HERNANDEZ
1251 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247081030, APN: 247081030
ATTALLAH ABUGHERIR, ETAL
365 IOWA AVE
RIVERSIDE CA 92507

ASMT: 247042014, APN: 247042014
CHONG ROSTRO, ETAL
111 SYCMORE ST
GEORGE TOWN TX 78633

ASMT: 247081033, APN: 247081033
ATTALLAH ABDELKARIM, ETAL
1340 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247042015, APN: 247042015
BEATRIZ GUTIERREZ
1271 CENTER ST
RIVERSIDE, CA. 92507

ASMT: 247091001, APN: 247091001
MARLENE RITZ, ETAL
480 E MAIN ST
RIVERSIDE CA 92507

ASMT: 247042019, APN: 247042019
DLI PROP
P O BOX 517
AGOURA HILLS CA 91376

ASMT: 247091002, APN: 247091002
DENIS KIDD
22874 PICO ST
GRAND TERRACE CA 92324



Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

County Service Area 126
c/o EDA
4080 Lemon St 4th Floor
Riverside, CA 92501

City of Riverside
ATTN: Diane Jenkins or Ken
Gutierrez
3900 Main Street, 3rd floor
Riverside, CA 92501

Riverside Unified School District
3380 14th St.
P.O Box 2800
Riverside, CA 92516

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Highgrove Municipal Advisory
Council
MAC, Highgrove Library
530 W. Center Street
Highgrove, CA 92507

City of Riverside
ATTN: Diane Jenkins or Ken
Gutierrez
3900 Main Street, 3rd floor
Riverside, CA 92501

Western Municipal Water Dist.
14205 Meridian Parkway
Riverside, CA 92518

County Service Area 126
c/o EDA
4080 Lemon St 4th Floor
Riverside, CA 92501

Highgrove Municipal Advisory
Council
MAC, Highgrove Library
530 W. Center Street
Highgrove, CA 92507

Riverside Unified School District
3380 14th St.
P.O Box 2800
Riverside, CA 92516

Western Municipal Water Dist.
14205 Meridian Parkway
Riverside, CA 92518

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Steven Paul Murray
320 W. 6th Street, Suite 210
San Bernardino, CA 92401

Steven Paul Murray
320 W. 6th Street, Suite 210
San Bernardino, CA 92401

24 Apartment Complex Services, Inc.
c/o Mohhand Yousef
455 La Cadena West Avenue #7
Riverside, CA 92507

24 Apartment Complex Services, Inc.
c/o Mohhand Yousef
455 La Cadena West Avenue #7
Riverside, CA 92507

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1607238

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: 24 APARTMENT COMPLEX SERVICES \$50.00
paid by: AE 819967
EA42921
paid towards: CFG06292 CALIF FISH & GAME: DOC FEE
at parcel: 235 IOWA AVE RIV
appl type: CFG3

By _____ Jun 21, 2016 14:54
MGARDNER posting date Jun 21, 2016

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

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