



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JUNE 1, 2016

PLANNING COMMISSIONERS 2016

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

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

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

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

- 1.1 RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25512** – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres – Zoning: General Commercial (C-1/C-P) - **REQUEST:** Receive and file the Notice of Decision by the Planning Director on April 11, 2016 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree

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

with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

- 1.2 **TENTATIVE TRACT MAP NO. 31892** - Applicant: Scott Gail – Third/Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres - Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

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

2.1 **NONE**

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

3.1 **NONE**

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

- 4.1 **CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3** - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickerd Road, west of Pines Airpark Road, and east of Leon Road - 40 acres – Zoning: Rural Residential (RR) - **REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.
- 4.2 **PUBLIC USE PERMIT NO. 930** – CEQA Exempt – Applicant: Cynthia Hinds – Engineer/Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, Half-Acre Minimum (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 1168 (TECHNICAL AMENDMENT) and CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – General Plan: Rural: Rural Residential (RUR:RR) (5-acre minimum) – Policy Area: Highway 74 Good Hope – Location: Northerly side of

Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – Zoning: Rural Residential (R-R) (– **REQUEST:** A General Plan Amendment to change the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site’s Zoning Classification from Rural Residential (R-R)() to Manufacturing – Service Commercial (M-SC) () – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

4.4 **GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 ENVIRONMENTAL IMPACT REPORT NO. 542** – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural 5-Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural 5-Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

1.1
Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Desiree Bowie
Planning Commission: June 1, 2016

PLOT PLAN NO. 25512
Environmental Assessment No. 42668
Applicant: Smartlink, LLC
Engineer/Representative: James Rogers


Steve Weiss, AICP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) Remote Radio Units RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt emergency backup diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before the Planning Commission with an accompanying report of the Director's hearing approved on April 11, 2016.

The project is located southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street within the Eastern Coachella Valley Area Plan.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on April 11, 2016.

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


ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42668, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25512, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

3.1

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Desiree Bowie
Director's Hearing: April 11, 2016

PLOT PLAN NO. 25512
Environmental Assessment No. 42668
Applicant: Smartlink, LLC
Engineer/Representative: James Rogers


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) Remote Radio Units RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt emergency backup diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

The project is located southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street within the Eastern Coachella Valley Area Plan.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north and east Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south and west |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | Controlled Development Area (W-2) to the south and west General Commercial (C-1/C-P) to the north and east. |
| 5. Existing Land Use: | Chapala Market (Nursery) |
| 6. Surrounding Land Use: | Field crops to the north, east, west and south |
| 7. Project Data: | Total Acreage: 4.03 Lease Area: 444 Square Feet |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42668**, 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. 25512**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lower Coachella Valley Area Plan, which allows for development of commercial business uses.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Commercial Retail land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, and Agriculture: Agriculture (AG:AG) (10-Acre Minimum) to the south and west.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, a wireless communication facility disguised as a 70-foot-high palm tree, is a permitted use in the (C-1/C-P) zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. The project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities):
 - a. According to Section 19.410c of Ordinance No. 348, the (C-1/C-P) zone is classified as a non-residential zone classification. The proposed project as designed and conditioned does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in non-residential zone classifications.
 - b. The facility is set back more than 100 ft. (125% of facility height) from the nearest habitable dwelling.
 - c. The facility is designed and sited so that it is minimally visually intrusive as the project has been designed to be disguised as a palm tree and live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting.

- d. A standard condition of approval has been added to ensure that all noise produced by the proposed wireless communication facility will not exceed 45db inside the nearest dwelling, which is approximately 247 sq. ft. away, and 60 db at the property line.
 - e. No outside lighting is proposed for this project.
7. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the south and east, and Controlled Development (W-2) to the north and west.
 8. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
 9. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 29, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 27, 2015, stating that "no further consultation was needed." No other notifications were received.
 10. The Thermal-Oasis Community Council has reviewed this project and recommended approval on March 24, 2014.
 11. Environmental Assessment No. 42668 identified the following potentially significant impact:
 - a. Aesthetics
 - b. Cultural Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

PLOT PLAN NO. 25512

Director's Hearing Staff Report: April 11, 2016

Page 4 of 4

- a. A Fault Zone;
 - b. A Flood Zone;
 - c. A High Fire area;
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. A conservation area of the CVMSHCP;
 - f. An Airport influence area; or,
 - g. A City sphere of influence.
3. The project site is located within:
- a. An area susceptible to subsidence;
 - b. Thermal #125 CSA (Street Lighting);
 - c. An area with high liquefaction potential;
 - c. The boundaries of the Coachella Valley Unified School District; and,
 - d. The boundaries of the Thermal-Oasis Community Council.
4. The subject site is currently designated as Assessor's Parcel Number 751-110-023.

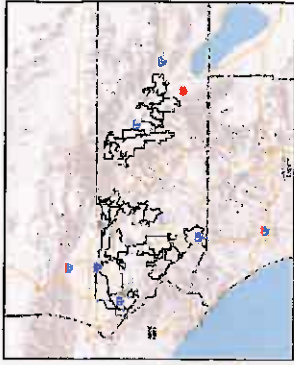
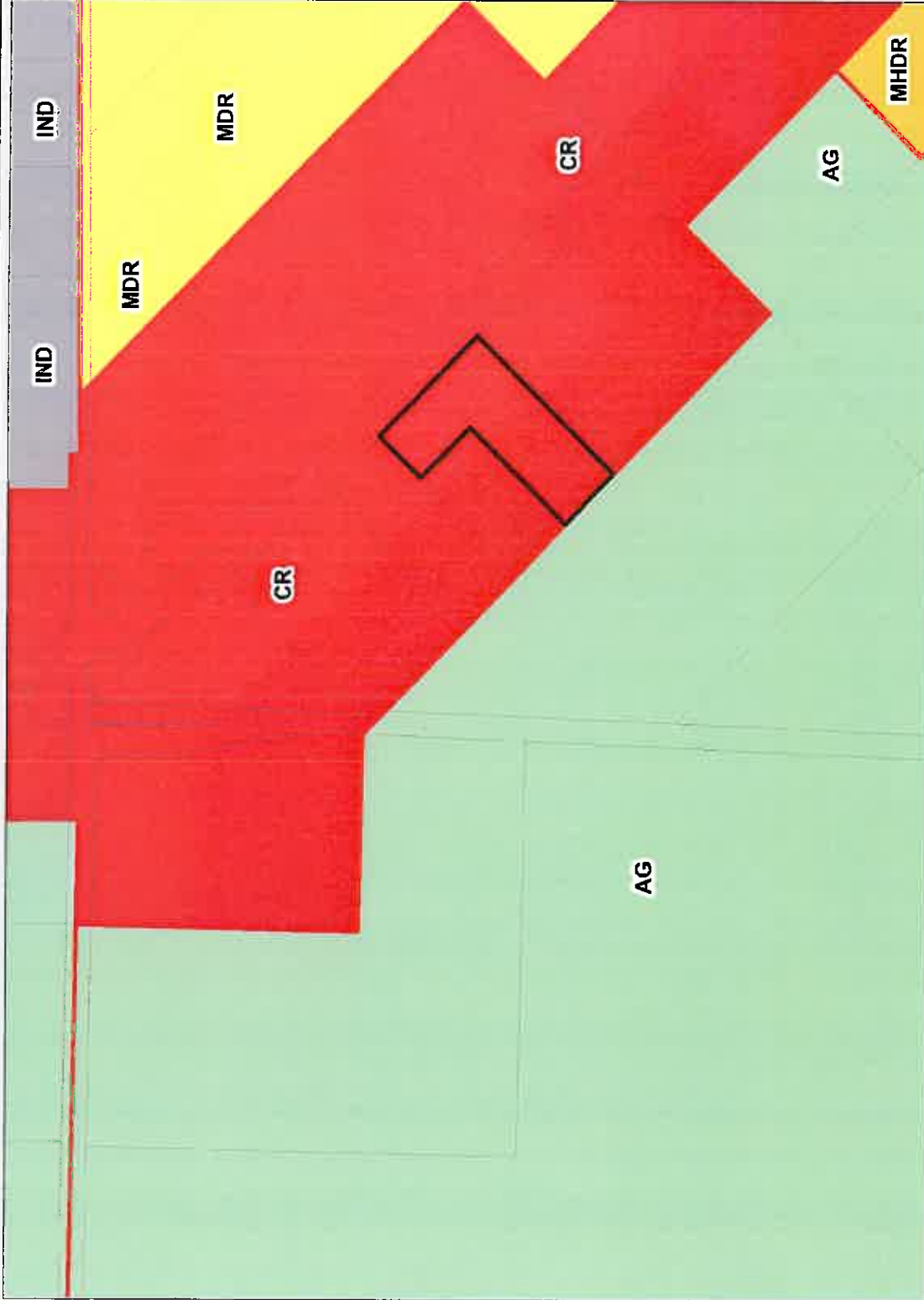
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Date Prepared: 10/30/15

Date Revised: 03/14/16

PP25512



Legend

- Landuse
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- AG
 - BP
 - CC
 - CO
 - CR
 - CT
 - City
 - EDR
 - EDR-RC
 - Freeway
 - HDR
 - HHDR
 - HI
 - IND
 - LDR
 - LDR-RC
 - LI
 - MDR
 - MHDR
 - MUPA
 - OS-C
 - OS-CH
 - OS-MIN
 - OS-R
 - OS-RUR

Notes

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1,128 Feet

564

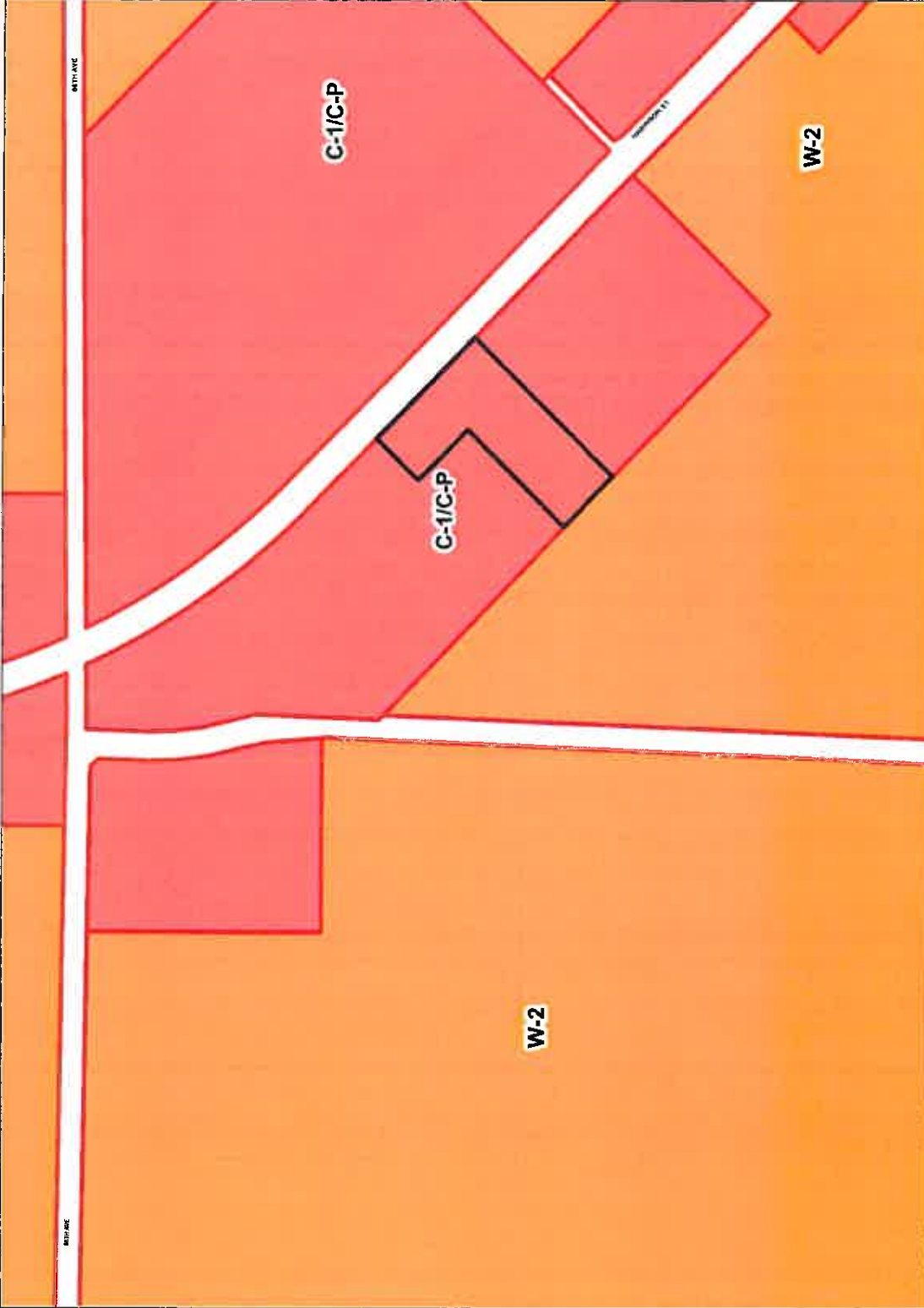
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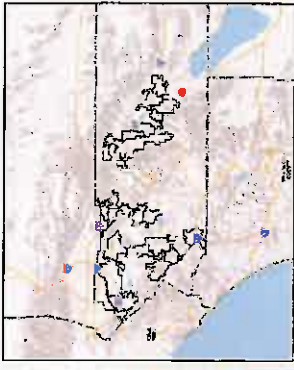


PP25512



Legend

- Zoning
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 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
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 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
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 - A-2-20
 - A-2-5
 - A-D
 - A-P
 - A-P-10
 - A-P-2 1/2



Notes

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564

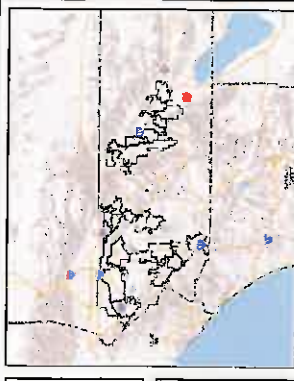
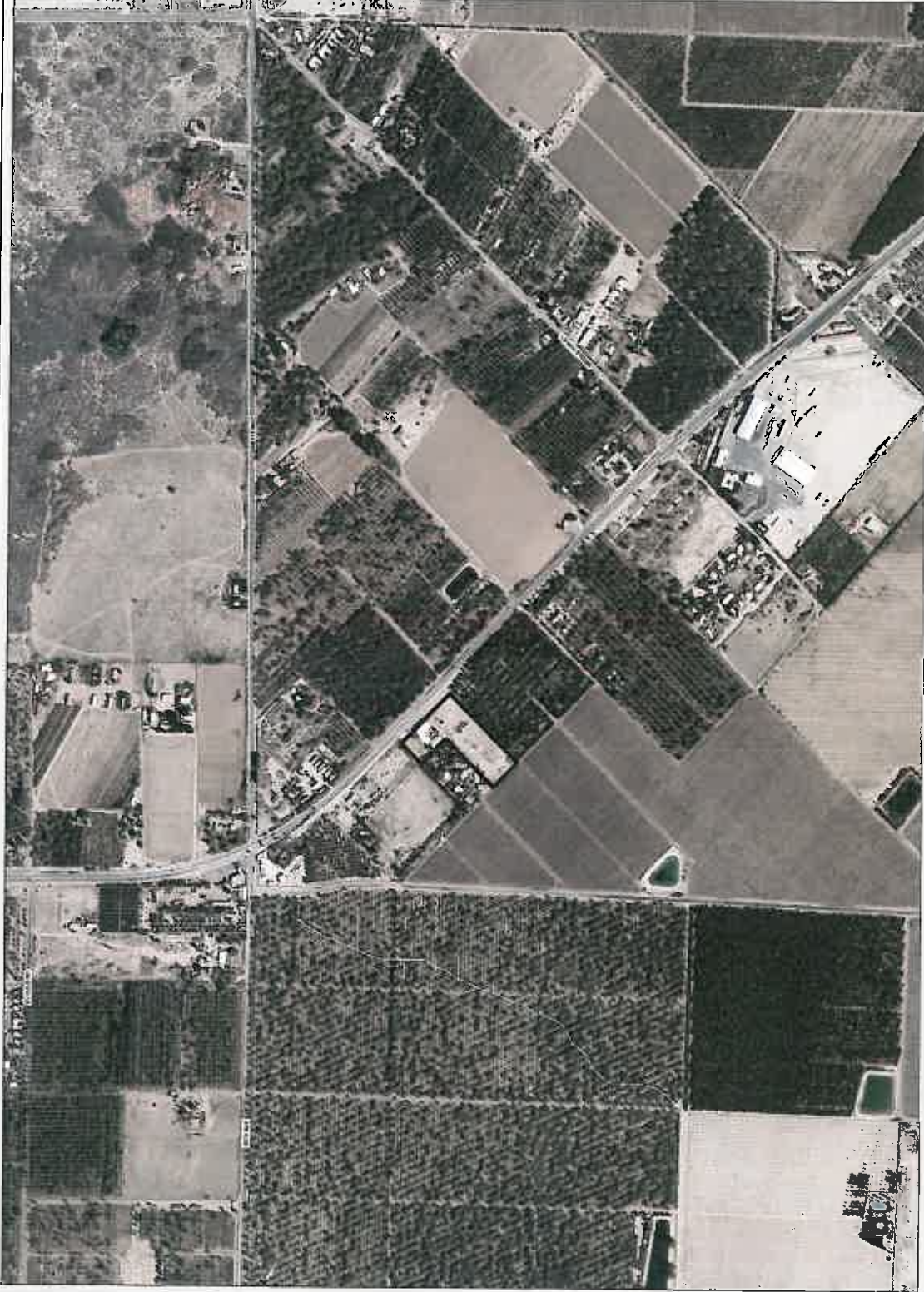
1,128 Feet



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PP25512



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

Notes

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0 1,128 2,256 Feet





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| REV. | DATE | DESCRIPTION |
|------|----------|----------------------|
| 3 | 12/27/14 | APPROXIMATE COMMENTS |
| 2 | 12/27/14 | APPROXIMATE COMMENTS |
| 1 | 01/24/14 | 100% CONING DRAWINGS |
| 0 | 01/09/14 | 50% CONING DRAWINGS |

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92374
 RIVERSIDE COUNTY

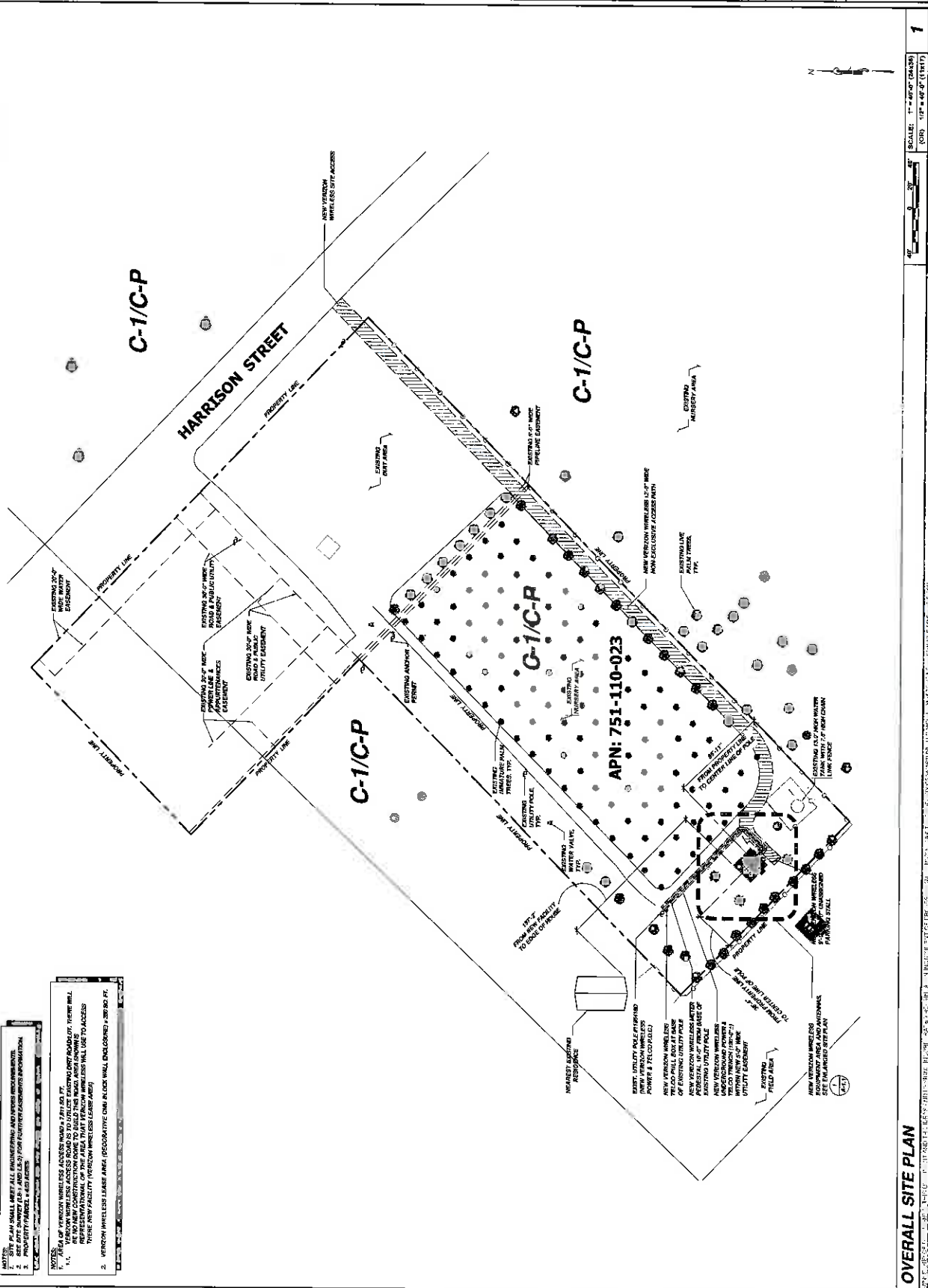
CONTRACT NAME:
CHAPALA MARKET

DRAWN BY: JB
 CHECKED BY: JG

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

REV: **3**



- NOTES:**
1. CITY PLAN SHALL MEET ALL ENGINEERING AND PERMITS REQUIREMENTS.
 2. SEE SITE NUMBER (T-3) AND (L-3) FOR FURTHER ENGINEERING INFORMATION.
 3. ALL CONING DRAWINGS SHALL BE APPROVED BY THE CITY ENGINEER.
- GENERAL NOTES:**
1. AREA OF VERIZON WIRELESS ACCESS ROAD IS 2' WIDE AND 2' HIGH.
 2. VERIZON WIRELESS ACCESS ROAD IS TO BE LOCATED EAST OF HARRISON STREET. THERE WILL BE A REPRESENTATIONAL OF THE AREA THAT VERIZON WIRELESS WILL USE TO ACCESS THE NEW FACILITY (VERIZON WIRELESS LEASING).
 3. VERIZON WIRELESS LEASE AREA (DECORATIVE CONCRETE WALL, ENCLOSED + 300 SQ. FT.)

OVERALL SITE PLAN

SCALE: 1" = 40' (AS SHOWN)

DATE: 12/27/14

PROJECT: VALERIE

APN: 751-110-023



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| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 1 | 01-24-14 | 100% PLOTTING DRAWINGS |
| 2 | 01-24-14 | 30% ZONING DRAWINGS |
| 3 | 01-24-14 | JURISDICTIONAL COMMENTS |
| 4 | 01-24-14 | JURISDICTIONAL COMMENTS |
| 5 | 01-24-14 | JURISDICTIONAL COMMENTS |

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

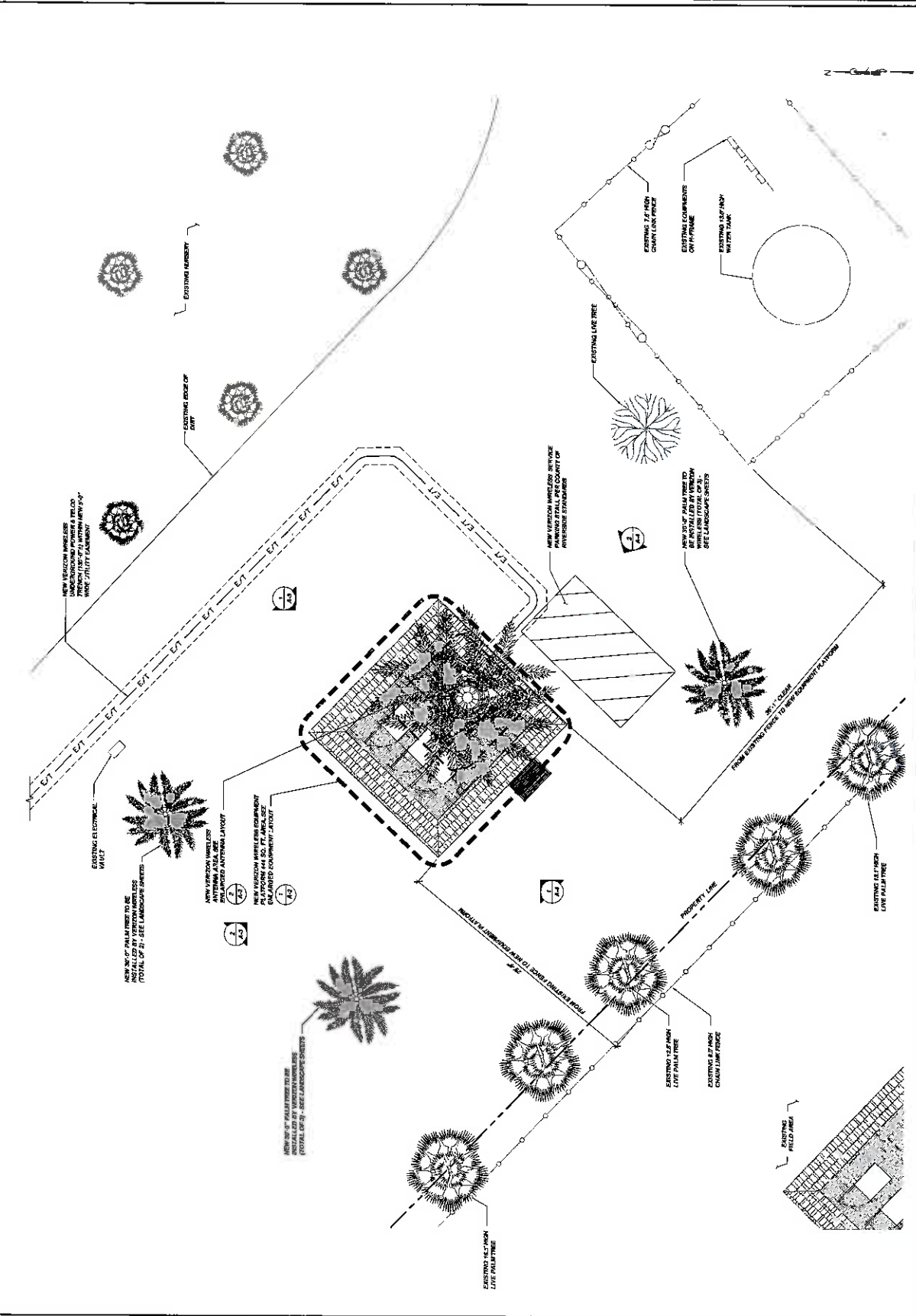
CORPORATE NAME:
CHAPALA MARKET

DRAWN BY: JB
 CHECKED BY: JG

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.1

| | |
|-----------------------------------|---|
| SCALE: 3/16" = 1'-0" (AS SHOWN) | 1 |
| (0/0) 3/32" = 1'-0" (1/4" X 1/4") | |



ENLARGED SITE PLAN

DATE: 01/24/14

PROJECT: 66351 HARRISON STREET, THERMAL, CA 92274

CLIENT: VALERIE

SCALE: 3/16" = 1'-0" (AS SHOWN)

(0/0) 3/32" = 1'-0" (1/4" X 1/4")

SHEET NUMBER: 1

verizon wireless
 15205 SAND CANYON AVENUE
 BUILDING 07 - 1ST FLOOR
 IRVINE, CA 92618

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smartlink
 14429 DE EASTGATE WAY, SUITE 200
 TEL: 949.271.4444 FAX: 949.271.4449

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 1 | 01/24/14 | 100% ZONING AND PERMITS |
| 2 | 01/28/14 | 90% ZONING DRAWINGS |

RJCLA
 RICHARD J. CLARK
 Landscape Architect
 License No. 44261
 14200 Newport, CA 92657
 (949) 461-7399 - rjcl@rjcl.com



PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92574
 RIVERSIDE COUNTY

CLIENT NAME:
CHAPALA MARKET

DRAWN BY:
 mrdm

CHECKED BY:
 RUC

SHEET TITLE:
 IRRIGATION PLAN
 AND LEGEND

SHEET NUMBER:
L-1

POINT OF CONNECTION
 CONNECT INTO EXISTING WATER METERS AND PROVIDE BANDED STRAINER. BALL VALVE AND MANAGE TO CELL PHONE TOWER BASE. CONNECT TO EXISTING 1/2" PVC WATER MAIN. LOCATE ALL EQUIPMENT IN PLANNED AREAS - SHOWN FOR CLARITY ONLY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING WATER METERS AND TO NOTIFY THE LANDSCAPE CONTRACTOR OF ANY CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

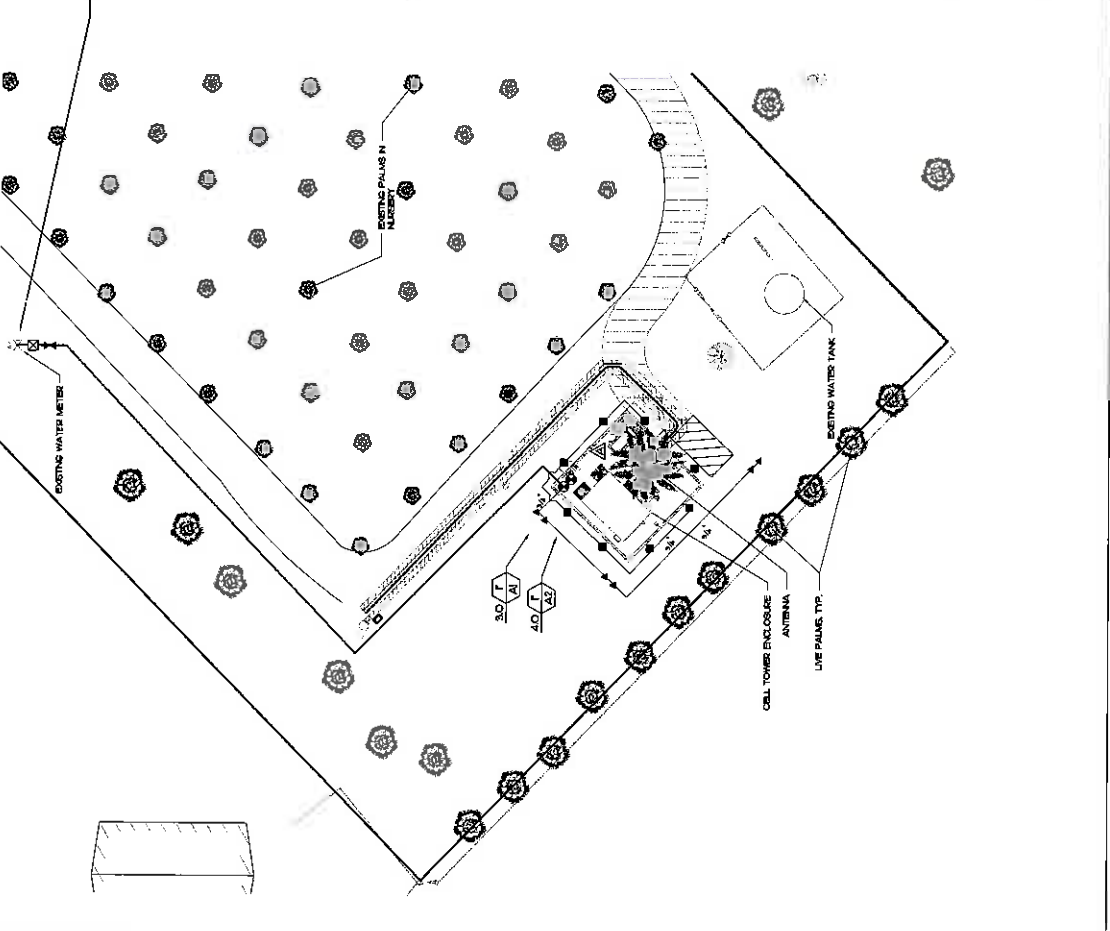
IRRIGATION LEGEND

| SYMBOL | MFG | MODEL NO./DESCRIPTION |
|--------|-----------|---|
| ▲ | STANBRED | RVS-WR-CH-200 ROOT WATERING SYSTEM WITH 1/2" RUBBER (350 GPM) - 2 PER PALM |
| ■ | RAIN BIRD | 9102-402 POP-UP FLOOD BUMPER (350 GPM EACH) |
| ○ | RAIN BIRD | 079-AS1W ANTI-SIPHON REMOTE CONTROL VALVE WITH ATMOSPHERIC BACKFLOW - 3/4" |
| ⊕ | VALVE | RESD PULL POOT USE SIZED BALL VALVE |
| ⊖ | BT OTHERS | EXISTING WATER METERS: 1/2" PT. SIZE AND LOCATION IN FIELD |
| ⊗ | HA WARD | SLANET STRAINER: 3/4" SIZE WITH PLANNED CONNECTIONS AND 50 MESH-PT/FT |
| ▲ | VALVE | PRO-C MODEL PC-300 3-STATION WALL MOUNT REGULATION CONTROLLER MOUNT ON INSIDE WALL OF ENCLOSURE WITH SOLAR SENSING PER MANUFACTURER'S RECOMMENDATIONS |
| — | | NON-PRESSURE LATERAL SCH 40 PVC BLYT 1/4" I.D. SIZE AS INDICATED ON PLANS 3/4" MINIMUM |

STATION NUMBER
 STATION NUMBER

IRRIGATION NOTES

- TERMINAL LINE AND CONTROL VALVES SHALL BE INSTALLED PERMANENTLY SURFED. LATERAL LINES AND MAINLINE SIZE SHALL BE A MINIMUM OF 1/2" DIAMETER OF THE PIPE TO BE SURFED. CONTROL VALVE DEEPER SHALL BE 18" MINIMUM. ALL DEPTH SHALL BE AS SHOWN.
- ALL LATERAL LINE PIPES SHALL BE PVC SCH 40 PIPE AND SHALL BE INSTALLED PRIOR TO FINISH.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER PIPE SIZES SHALL BE PERMITTED AT THE DISCRETION OF THE CONTRACTOR.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE FINAL CONNECTION POINT FOR THE AUTOMATIC CONTROLLER.
- THIS DESIGN IS BASED ON THE ASSUMPTION THAT THE AUTOMATIC CONTROLLER SHALL BE INSTALLED IN A PROTECTED AREA AND SHALL BE INSTALLED IN A PROTECTED AREA. IF THE CONTRACTOR DETERMINES THAT THE CONTROLLER SHALL BE INSTALLED IN AN UNPROTECTED AREA, THE CONTRACTOR SHALL LOCATE ALL VALVES IN SUCH AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM.
- DO NOT RELY ON THE EXISTING IRRIGATION SYSTEM FOR THE IRRIGATION OF THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM.
- LOCATE ALL VALVES IN SHADY AREA. 9" DOWN FOR CLARITY ONLY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE PERMITTED TO BE REPLACED BY EQUIVARIANT EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY AND MAINTAIN REGULATION CONTROLLER TO OPERATE BETWEEN THE HOURS OF 6 PM AND 6 AM.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL BATTERIES AND VALVES FOR OPTIMAL COVERAGE.



IRRIGATION PLAN

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

1


verizon wireless
 1500 SAND CANYON AVENUE
 BUILDING 01, 1ST FLOOR
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS
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 ANY USE OR REPRODUCTION OTHER THAN THAT RELIANT TO
 VERIZON WIRELESS IS STRICTLY PROHIBITED

smartlink
 1432 SE EASTGATE WAY, SUITE 200
 BELLEVUE, WA 98007-5665
 TEL: (206) 454-7447 FAX: (206) 454-7449

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 1 | 01-24-14 | 10% EXHIBIT DRAWINGS |
| 2 | 01-24-14 | REVISED DRAWINGS |

RJCLA
 RUCONSTRUCTION COMPANY
 Landscape Architects
 1400 N. GARDEN STREET, SUITE 100
 LOS ANGELES, CA 90012
 (310) 467-3399 • jrh@rjcla.com



PROJECT INFORMATION:
GALLERY
 6851 HARRISON STREET
 CHAPALA MARKET
 RIVERSIDE COUNTY

CANNON TITLE:
CHAPALA MARKET



DRAWN BY:
 RUC

CHECKED BY:
 RUC

SHEET TITLE:
**PLANTING PLAN
 AND LEGEND**

SHEET NUMBER:
L-2

PLANT LEGEND

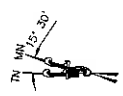
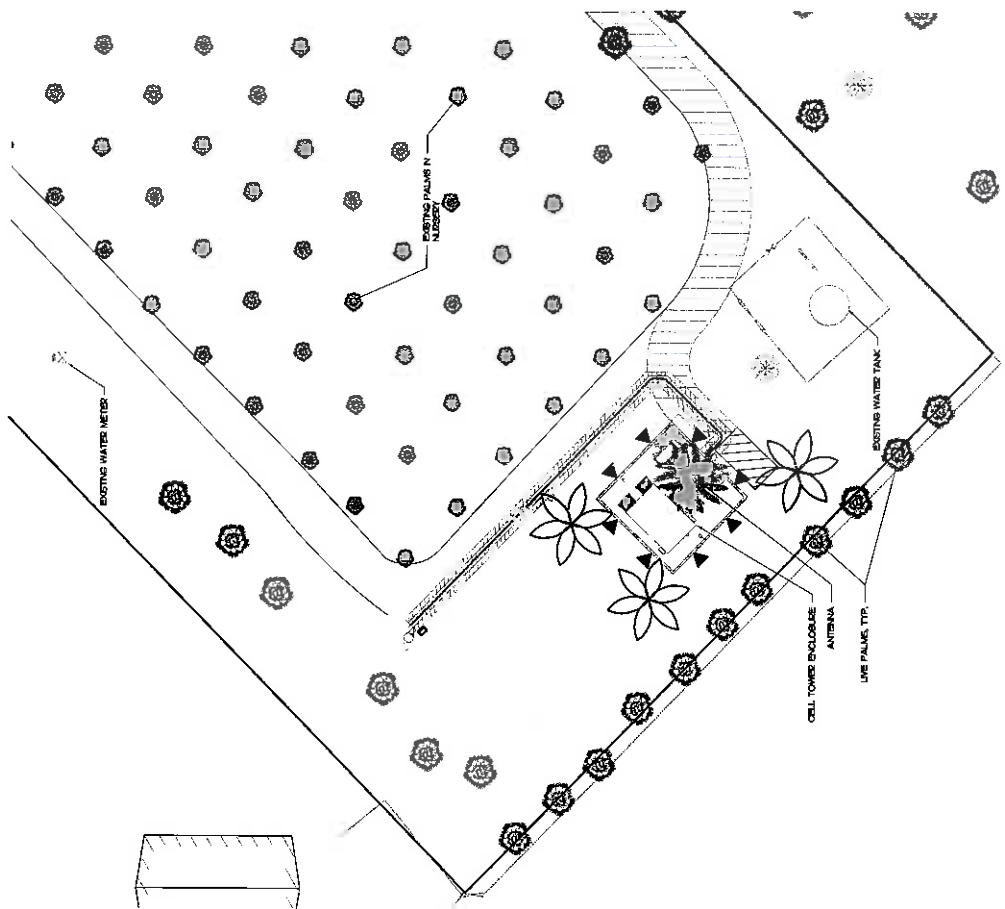
| SYM. | BOTANICAL NAME | COMMON NAME | SIZE | CITY | REMARKS |
|---|-----------------------------|-------------|--------------------------|------|--|
|  | PHOENIX DAUGHTER | DATE PALM | 30 BROWN TRUNK HEIGHT | 2 | SEE DETAIL FOR HEIGHT |
|  | MACAPUTERA UMBRICO-CALICATA | CLIMBER | 8 GAL | 0 | SEE PLAN LOCATION AND THE ONTO STRUCTURE |

NOTE:
 FOR AREAS AROUND PALMS AND VINES, CONTRACTOR SHALL RESTORE PRE-EXISTING GRASS TO ITS
 ORIGINAL CONDITION. PROVIDE GRAVEL TO MATCH EXISTING.

WEED CONTROL:
 1. ALL EXISTING WEEDS SHALL BE REMOVED FROM THE SITE.
 2. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 3. THE SITE SHALL BE MAINTAINED FREE OF WEEDS THROUGHOUT THE PROJECT.
 4. WEED CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 5. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 6. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.

SOIL TEST:
 1. SOIL TEST SHALL BE PERFORMED AT THE SITE.
 2. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 3. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 4. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 5. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.

SOIL PREPARATION:
 1. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 2. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 3. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 4. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.
 5. CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT.



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

PLANTING PLAN



15805 SAND CANYON AVENUE
BUILDING 31 1ST FLOOR
IRVINE, CA 92618



14425 DE LAUNDRY WAY, SUITE 260
IRVINE, CA 92618
TEL: 949-454-4444 FAX: 949-454-4449

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|----------------------|
| 1 | 01-24-14 | REV. ZONING DRAWINGS |
| 2 | 01-08-14 | REV. ZONING DRAWINGS |

RJCLA
AUTOMATIC IRRIGATION COMPANY
Landscaping & Irrigation
Laguna Niguel, CA 92653
(949) 461-3399 - (949) 461-3398



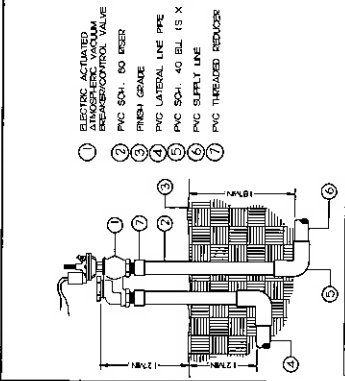
PROJECT INFORMATION:
VALERIE
66361 HARRISON STREET
THERMAL, CA 92374
RIVERSIDE COUNTY

CAD/DRAWN: JAMES
CHAPALA MARKET

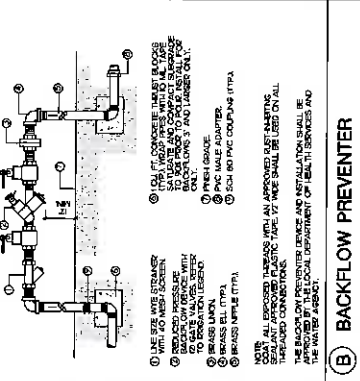
OWNER: JAMES
CREATED: RJC

SHEET TITLE: IRRIGATION DETAILS
AND SPECIFICATIONS

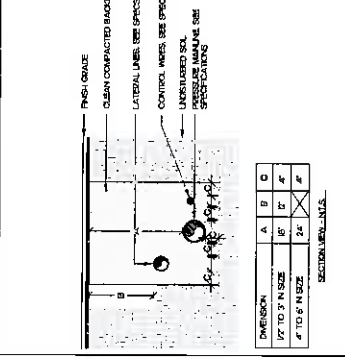
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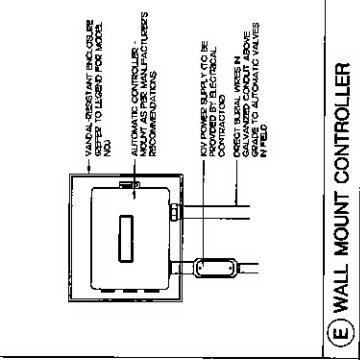
A REMOTE CONTROL VALVE



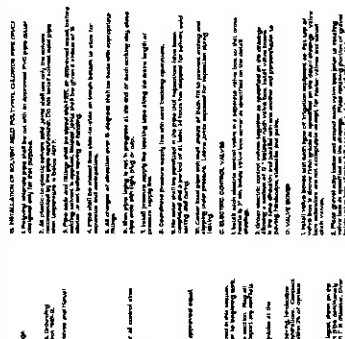
B BACKFLOW PREVENTER



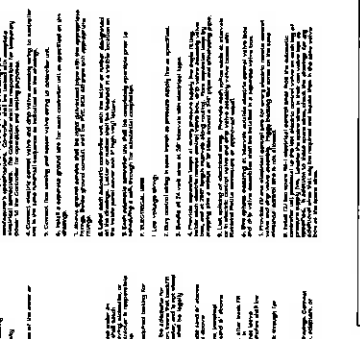
C PIPE INSTALLATION



D WALL MOUNT CONTROLLER



E SUB-GRADE BUBBLER



F POP-UP SPRINKLER/BUBBLER

1. INSTALLATION OF SUB-GRADE BUBBLER: SUB-GRADE BUBBLERS ARE USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS BELOW THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS BELOW THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS.

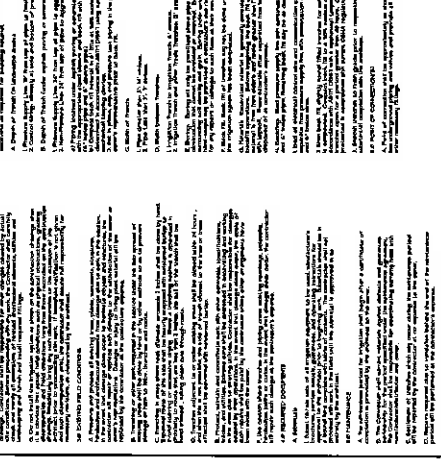
2. INSTALLATION OF WALL MOUNT CONTROLLER: WALL MOUNT CONTROLLERS ARE USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE CONTROLLER IS INSTALLED ON A WALL AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE CONTROLLER IS INSTALLED ON A WALL AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM.

3. INSTALLATION OF REMOTE CONTROL VALVE: REMOTE CONTROL VALVES ARE USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE VALVE IS INSTALLED IN A TRENCH AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE VALVE IS INSTALLED IN A TRENCH AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM.

4. INSTALLATION OF BACKFLOW PREVENTER: BACKFLOW PREVENTERS ARE USED TO PREVENT THE BACKFLOW OF WATER INTO THE IRRIGATION SYSTEM. THE PREVENTER IS INSTALLED IN A TRENCH AND IS USED TO PREVENT THE BACKFLOW OF WATER INTO THE IRRIGATION SYSTEM. THE PREVENTER IS INSTALLED IN A TRENCH AND IS USED TO PREVENT THE BACKFLOW OF WATER INTO THE IRRIGATION SYSTEM.

5. INSTALLATION OF SUB-GRADE BUBBLER: SUB-GRADE BUBBLERS ARE USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS BELOW THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS BELOW THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS.

6. INSTALLATION OF POP-UP SPRINKLER/BUBBLER: POP-UP SPRINKLER/BUBBLERS ARE USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS ABOVE THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS ABOVE THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS.



7. INSTALLATION OF REMOTE CONTROL VALVE: REMOTE CONTROL VALVES ARE USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE VALVE IS INSTALLED IN A TRENCH AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM. THE VALVE IS INSTALLED IN A TRENCH AND IS USED TO CONTROL THE FLOW OF WATER TO THE IRRIGATION SYSTEM.

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10. INSTALLATION OF POP-UP SPRINKLER/BUBBLER: POP-UP SPRINKLER/BUBBLERS ARE USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS ABOVE THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS USED TO IRRIGATE AREAS WHERE THE GROUND SURFACE IS ABOVE THE GRADE OF THE ADJACENT AREAS. THE BUBBLER IS INSTALLED IN A TRENCH AND THE SOIL IS BACKFILLED TO THE GRADE OF THE ADJACENT AREAS.

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DATE: 01-24-14

PROJECT: VALERIE

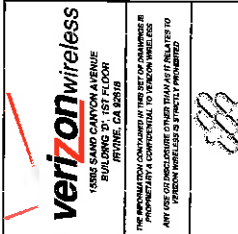
PROJECT LOCATION: 66361 HARRISON STREET, THERMAL, CA 92374

CLIENT: CHAPALA MARKET

DESIGNER: JAMES

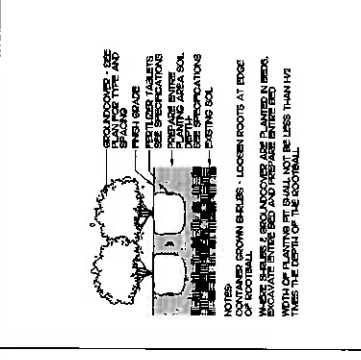
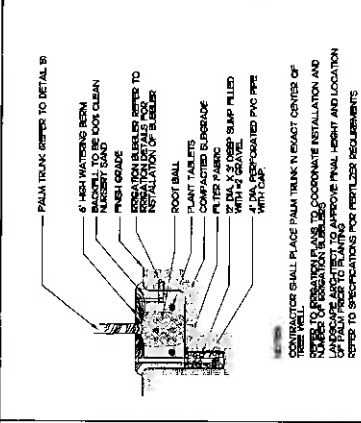
DATE: 01-24-14

PROJECT NUMBER: L-3



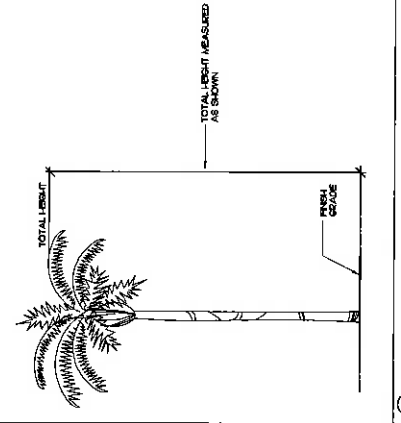
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| 1 | 01-31-14 | ISSUE ZONING DRAWINGS |
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PROJECT INFORMATION:
VALERIE
66351 HARRISON STREET
THERMAL CA 92274
RIVERSIDE COUNTY
CLIENT NAME:
CHAPALA MARKET
DESIGNER:
mdm
REVISIONS:
RJC
SHEET TITLE:
PLANTING DETAILS,
SPECIFICATIONS AND SOILS
REPORT
SHEET NUMBER:
L-4



(A) PALM TRUNK HEIGHT

(B) PALM PLANTING



1. Position and Installations
a. All plants shall be installed in accordance with the approved planting plan and specifications. The plan and specifications shall be prepared by the contractor. The contractor shall be responsible for the proper installation of all plants.
b. All plants shall be installed in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all plants.
c. The contractor shall be responsible for the proper installation of all plants.
d. The contractor shall be responsible for the proper installation of all plants.
e. The contractor shall be responsible for the proper installation of all plants.

2. Planting
a. All plants shall be planted in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all plants.
b. All plants shall be planted in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all plants.
c. All plants shall be planted in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all plants.

3. Maintenance
a. All plants shall be maintained in accordance with the approved planting plan and specifications. The contractor shall be responsible for the proper maintenance of all plants.
b. All plants shall be maintained in accordance with the approved planting plan and specifications. The contractor shall be responsible for the proper maintenance of all plants.

4. Shrub and Vine Planting
a. All shrubs and vines shall be installed in accordance with the approved planting plan and specifications. The contractor shall be responsible for the proper installation of all shrubs and vines.
b. All shrubs and vines shall be installed in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all shrubs and vines.
c. The contractor shall be responsible for the proper installation of all shrubs and vines.

5. Soil Requirements
a. All soil shall be tested and approved for planting. The contractor shall be responsible for the proper testing and approval of all soil.
b. All soil shall be tested and approved for planting. The contractor shall be responsible for the proper testing and approval of all soil.
c. All soil shall be tested and approved for planting. The contractor shall be responsible for the proper testing and approval of all soil.

6. Other
a. All other plants shall be installed in accordance with the approved planting plan and specifications. The contractor shall be responsible for the proper installation of all other plants.
b. All other plants shall be installed in the approved locations and in the approved quantities. The contractor shall be responsible for the proper installation of all other plants.

7. Planting Details
a. All planting details shall be prepared by the contractor and approved by the architect. The contractor shall be responsible for the proper preparation and approval of all planting details.
b. All planting details shall be prepared by the contractor and approved by the architect. The contractor shall be responsible for the proper preparation and approval of all planting details.

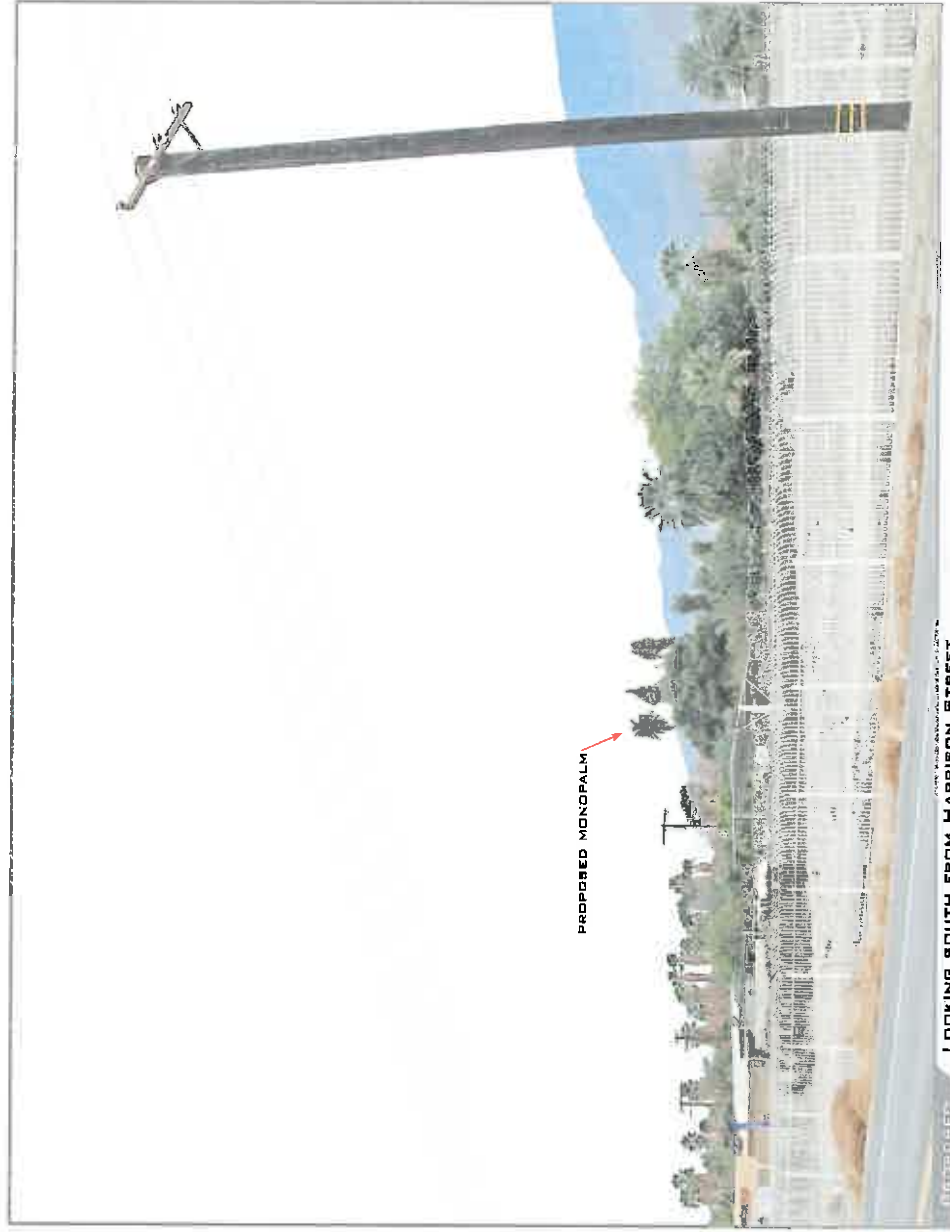
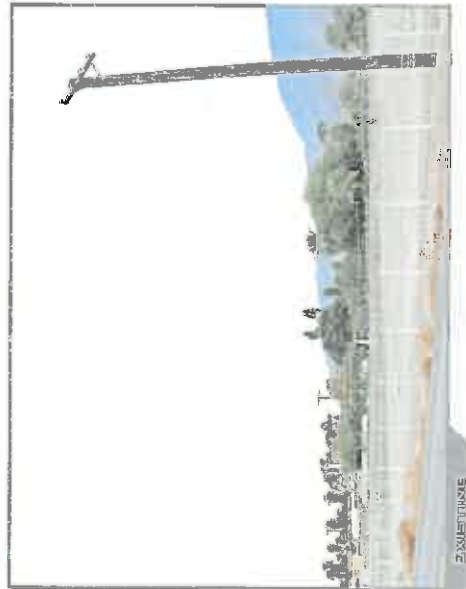
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VALERIE

66351 HARRISON STREET THERMAL CA 92274



VIEW A



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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42668
Project Case Type (s) and Number(s): Plot Plan No. 25512
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowie
Telephone Number: (951) 955-8254
Applicant's Name: Verizon Wireless LLC c/o James Rogers
Applicant's Address: 417 N. Cloverdale Lane. Walnut CA 91789
Engineer's Name: Smartlink, LLC
Engineer's Address: 18401 Von Karman, Suite 400, Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

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

B. Total Project Area: 444 square feet on a 4.03-acre parcel

| | | | |
|--|--------------|-------------------------------|------------------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: 4.03 | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Other: 444 square foot lease area | | | |

C. Assessor's Parcel No(s): 751-110-023

D. Street References: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 8 East, Section 17

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

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, high fire hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility, and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** Not Applicable

B. **General Plan Area Plan(s):** Lower Coachella Valley

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

D. **Land Use Designation(s):** Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio)

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north and east, Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the south and west.

H. **Adopted Specific Plan Information**

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

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

I. Existing Zoning: General Commercial (C-1/C-P)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by field crops to the north, east, west and south

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input checked="" 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 | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and

will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

March 3, 2016
Date

Desiree Bowie

Steve Weiss AICP, Planning Director

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| AESTHETICS Would the project | | | | |
| 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 checked="" type="checkbox"/> | <input 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) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and three live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, to minimize the visual impact of the wireless communication facility the equipment cabinets will be enclosed inside an equipment shelter that is designed to blend in with the surrounding area. Vines are also proposed to be planted around the shelter to provide additional screening. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

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

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

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to GIS database, the project site is located 49.53 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <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, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Forest | <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:

- 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,

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

the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook

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

a-c)The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (440 sq. ft.), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not

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

exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

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

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2015, which previously analyzed the air impacts generated by commercial use in the Commercial Retail land use designation. The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to sensitive receptors are considered less than significant.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) The project proposes to operate an unmanned wireless facility on a 4.03-acre parcel, a use which does not typically create objectionable odors. Therefore, the proposed use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, CVMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

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

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

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

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials, County Archaeological Report No. 4872 (PDA04872) - "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014, prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc.

Findings of Fact:

a-b) According to PDA04872, no cultural resources were discovered. (COA 10.PLANNING.19) Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site. | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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, County Archaeological Report No. 4872 (PDA04872) - "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014, prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc.

Findings of Fact:

a-b) According to PDA04872, no cultural resources were discovered. (COA 10.PLANNING.19) Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

e) In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians on July 29, 2015. The Agua Caliente Band of Cahuilla Indians responded on August 27, 2015, stating that "no further consultation was needed." No other notifications were received. Therefore, the project will not have a significant impact on the tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review, County Paleontological Report (PDP) No. 1470 (PDP01470) - "Paleontological Resources Assessment for the Verizon :Wireless Valerie Cell Tower Project, Riverside County, California", dated June 2014, prepared by Applied Earthworks, Inc.

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

Findings of Fact:

a) According to PDP01470, the project area is found to be underlain by Holocene age Lake Cahuilla sediments which have been determined to have a low paleontological resource potential and the likelihood of impacts to scientifically significant vertebrate fossils as a result of project development is low. However, museum records indicate that older Pleistocene age Lake Cahuilla deposits may be present at depth within the project area. These deposits may contain an unknown number of fossil resources at the subsurface. (COA 10.PLANNING.18) A Paleontological Resource Impact Mitigation Program (PRIMP) shall be required prior to issuance of any grading permit for this project. 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. A qualified paleontologist shall be retained on an on-call basis in the event that a paleontological resource is encountered during the course of project development. (COA 60.PLANNING.7) With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.7) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

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

GEOLOGY AND SOILS Would the project

| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

a-b) According to GEO02380, the project area is located in the general proximity of several active and potentially active faults. No evidence of springs or perched groundwater was encountered at the subject site during field investigation. The likelihood of lateral spreading is considered to be negligible. The dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. The site is not located within a designated earthquake fault zone for surface rupture hazard. The site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site. The surface should be cleared of any pavement, structures, vegetation, trash and debris, prior to commencement of earth

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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work. Foundations for the proposed development may be supported on drill shafts. Every structure and portion thereof, including non-structural components that are attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance to ASCE 7 excluding Chapter 14 and Appendix 11A. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

a) According to the County GIS database, the project is located in a High Liquefaction area. However, according to GEO02380, no evidence for springs or perched groundwater was encountered at the subject site during field investigation. GEO02380 also concluded that the likelihood of lateral spreading is considered to be negligible. The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

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

According to GEO02380, the potential for dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. The site is not located within a designated Earthquake Fault Zone for surface fault rupture hazard. The proposed cell tower site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

Findings of Fact:

a) According to GEO02380, the likelihood of lateral spreading is considered to be negligible. The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation.. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist Report No. 2380 (GEO02380) - "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014 prepared by by Tetra Tech Bas Geoscience

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

Findings of Fact:

a) The project site is located in an area susceptible to subsidence. According to GEO02380, the potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation. GEO02380 recommended that foundations for the proposed development may be supported on drilled shafts. Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 4 and Appendix 11A. (COA 10.PLANNING.21) The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, County Geologist review

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards..

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake and will have no impact.

b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 70-foot-high palm tree within a 444-square-foot lease area. The installation of the palm tree will involve

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

small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <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,

a-b) The project site is not located within project will not result in an inconsistency with an Airport Master plan and will not require a review by the Airport Land Use Commission. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. Therefore, there is a less than significant impact.

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

c) The project is for an unmanned wireless communication facility. Water usage is expected to be minimal. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

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

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

f) This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by (FEMA). The proposed equipment shelter is designed to be placed on a 3 ft. platform in order to allow flow-through of off-site stormwater flows. Therefore, the impact is considered less than significant.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> | | |
|--|---|---|-------------------------------------|--------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input 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"/> |

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.
- b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.
- c) This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by (FEMA). The proposed equipment shelter is designed to be placed on a 3 ft. platform in order to allow flow-through of off-site stormwater flows. Therefore, the impact is considered less than significant.
- d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) in the Lower Coachella Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.
- b) The project is not located within the City sphere of influence.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

| 28. Planning | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of General Commercial (C-1/C-P). The project is surrounded by properties which are zoned Controlled Development (W-2) to the south and west; and General Commercial (C-1/C-P) to the north and east. The project will have no impact.

c) The proposed wireless communication facility will be designed as a 70 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| MINERAL RESOURCES Would the project | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 29. Mineral Resources | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <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 | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project will have no impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a-b) The project site is not located within an airport influence area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are less than significant as this is an unmanned wireless facility.

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

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing else- | <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 |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| where? | | | | |
| 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 businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project is a 70 foot high monopalm with an equipment shelter in a 440 square foot lease area. The project does not displace any housing. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing government facilities or result in the construction of new such facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to reduce the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing school facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Sands Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the minimal potential effects to school services. The project will result in a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 reduce any potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health services facilities or result in the construction of new or physically altered such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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

Findings of Fact:

a) The project is a 70 foot high monopalm with an equipment shelter in a 440 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | |
| d) Alter waterborne, rail or air traffic? | <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 checked="" type="checkbox"/> | <input 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) As an unmanned wireless communication facility, the project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

44. Bike Trails

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Department of Environmental Health Review

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

Findings of Fact:

a-b) The unmanned wireless communications facility will require no sewer, septic system, or wastewater treatment, and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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

Source: Staff review, Project Application Materials

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

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VI. AUTHORITIES CITED

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

Revised: 3/14/2016 2:38 PM
EA.PP25512

PLOT PLAN: TRANSMITTED Case #: PP25512

Parcel: 751-110-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

The obligations imposed by this condition include, but are

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25512 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25512, Exhibit A, (sheets 1-12) dated 1/11/2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

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

The current project proposal is conditionally approved provided the applicant obtains all required building permits from the Building Department for the:
1. 70'-0' tall pole disguised as palm tree which will include (12) panel antennas, (6) RRU's, (2) surge suppressors, surrounded by an 8'-0" high masonry wall.

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - EMERGENCY GENERATOR (cont.) RECOMMND

1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2 UNMANNED WIRELESS COMM FACILTY RECOMMND

Plot Plan 25512 is proposing to construct an unmanned wireless communications facility without any sanitation facilities (i.e. restrooms, wastewater plumbing fixtures). If sanitation facilities are proposed, the applicant shall contact the Department of Environmental Health at (760) 863-7570 for specific requirements.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NO NOISE REPORTS (cont.) RECOMMND

levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-KNOX BOX RECOMMND

KKNOX BOX -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.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 5 USE - MAX HEIGHT RECOMMND

The palm tree to be located within the property shall not exceed a height of 70 feet.

10.PLANNING. 6 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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

The balance of the subject property, APN 751-110-023 (excluding the lease area and access easement), shall

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND

hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the palm tree (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 14 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 16 USE - MAINTAIN PALM FRONDS RECOMMND

The proposed monopalm shall be kept in good repair. The (80)fronds shall remain in good condition. If at any time the fronds are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 17 USE - NOISE REDUCTION RECOMMND

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

10.PLANNING. 18 USE - PDP01470 RECOMMND

County Paleontological Report (PDP) No. 1470, submitted for these project (PP25512), was prepared by Applied Earthworks, Inc., and is entitled: "Paleontological Resources Assessment for the Verizon :Wireless Valerie Cell Tower Project, Riverside County, California", dated June 2014.

PDP01470 concluded:

1.The project area is found to be underlain by Holocene age Lake Cahuilla sediments which have been determined to have a low paleontological resource potential.

2.The likelihood of impacts to scientifically significant vertebrate fossils as a result of project development is low.

3.However, museum records indicate that older Pleistocene age Lake Cahuilla deposits may be present at depth within the project area. These deposits may contain an unknown number of fossil resources at the subsurface.

PDP01470 recommended:

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10. GENERAL CONDITIONS

10. PLANNING. 18 USE - PDP01470 (cont.)

RECOMMND

1. A qualified paleontologist be retained on an on-call basis in the event that a paleontological resource is encountered during the course of project development.

2. Prior to the start of any ground-disturbing activities, all field personnel should receive a worker's environmental awareness training module on paleontological resources.

PDP01470 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01470 is hereby accepted for PP25512. A PRIMP shall be required prior to issuance of any grading permit for this project.

10. PLANNING. 19 USE - PDA04872

RECOMMND

County Archaeological Report (PDA) No 4872, submitted for this project (PP25512) was prepared by Josh Smallwood, M.A., RPA, of Applied Earthworks, Inc. and is entitled: "Phase I Cultural Resource Survey for the Verizon Wireless Valerie/Chapala Market Cell Tower Project, Near Valerie, Riverside County, California," dated August 2014. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are recommended or are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10. PLANNING. 20 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a) All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 21 MAP - GEO02380 RECOMMND

County Geologic Report (GEO) No. 2380, submitted for this project (PP25512) was prepared by Tetra Tech Bas Geoscience., and is entitled: "Geotechnical Engineering Report Proposed 70-foot Verizon Cell Tower 66351 Harrison St. Thermal, California", dated June 25, 2014.

This document is herein incorporated as a part of GEO 02380

GEO02380 concluded:

- 1.The project area is located in the general proximity of several active and potentially active faults.
- 2.No evidence of springs or perched groundwater was encountered at the subject site during field investigation.
- 3.The likelihood of lateral spreading is considered to be negligible.
- 4.The potential dynamic settlement at the site will not adversely impact the proposed development if the structure is supported on a pier foundation.
- 5.The site is not located within a designated Earthquake Fault Zone for surface fault rupture hazard.
- 6.The proposed cell tower site is not located within an active or potentially active fault and no evidence of any active faults crossing or projecting toward the subject site.

GEO02380 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - GEO02380 (cont.)

RECOMMND

- 1.The surface should be cleared of any pavement, structures, vegetation, trash and debris, prior to commencement of earth work.
- 2FOUNDATIONS for the proposed development may be supported on drilled shafts.
- 3.Every structure and portion thereof, including non-structural components that are permanently attached to structure and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 14 and Appendix 11A.

GEO No. 02380 satisfies the requirement for a geologic/geotechnical study for the Planning/CEQA purposed. GEO No. 02380 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for a 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. 22 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 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:

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

- 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 48 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.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - STD INTRO (ORD 461) (cont.) RECOMMND
Transportation Department.

10.TRANS. 10 USE - LC RECLAIMED WATER RECOMMND
The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.TRANS. 11 USE - LC VIABLE LANDSCAPING RECOMMND
All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Transportation Department shall require inspections in accordance with the Transportation Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.TRANS. 12 USE - LC LANDSCAPE SPECIES RECOMMND
The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landsape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND
A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

co-locater's permit expires.

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.

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 MBTA SURVEYS (cont.)

RECOMMND

Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR

RECOMMND

Based on the findings of County Paleontology report PDP01470, prepared by Applied Earthworks, the project has a potential to impact significant paleontological resources.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

70. PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 1/11/2016.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 15 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 16 USE - LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation

PLOT PLAN: TRANSMITTED Case #: PP25512

Parcel: 751-110-023

80. PRIOR TO BLDG PRMT ISSUANCE

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

components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 18 USE - LC SPECIMEN TREES RQRD RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Installation, the 6th month, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 19 USE - LC LANDSCAPE INSPTN DPST (cont.) RECOMMND

applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Transportation Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Transportation Department shall clear this condition upon determination of compliance.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC. Fire Extinguishers located inside the block wall 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.

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#01-GENERATOR RECOMMND

1)Emergency and standby power systems shall be installed in accordance with CFC, CBC, NFPA 110 and NFPA 30.

2)An on-site acceptance test shall be conducted as a final approval. The test of the transfer switch shall consist of electrically operating the transfer switch from the normal position.

3)A 40 BC fire extinguisher shall be installed

4)No smoking sigs shall be posted

5)NFPA 704 placard shall installed

90.FIRE. 3 USE-#07-ADDRESS RECOMMND

Address needs to be visible from street of 12" numbers on wall facing Harrison Street.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25512 has been calculated to be 0.19 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. 5 USE - ORD 810 O S FEE

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. 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. 25512 is calculated to be 0.19 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. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 8 USE - PALM FRONDS RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 8 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

90.TRANS. 9 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the

PLOT PLAN:TRANSMITTED Case #: PP25512

Parcel: 751-110-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

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. 10 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 6, 2014

TO:

Riv. Co. Transportation Dept. Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Coachella Valley Water District
Riv. Co. Fire Department Palm Desert
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

Information Technology John Sarkissian
Riv. Co. Waste Management Dept.
Oasis Community Council
4th District Supervisor
4th District Planning Commissioner
Coachella Unified School District

PLOT PLAN NO. 25512 – EA42668 – Applicant: Smartlink, LLC – Engineer/Representative: Barbara Saito – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 75 foot high palm tree with twelve (12) panel antennas, six (6) RRUs behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The 940 square foot lease area surrounded by an 8 foot high CMU block wall enclosure will include a 194 square foot equipment shelter, a 30kw diesel generator, and two (2) GPS antennas. - APN: 751-110-023**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on March 6, 2014**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: October 13, 2015

TO:

Riv. Co. Transportation Dept. – Landscaping

PLOT PLAN NO. 25512 – EA42668 – Applicant: Smartlink, LLC – Engineer/Representative: Barbara Saito – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70 foot high palm tree with twelve (12) panel antennas, six (6) RRUs behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The 940 square foot lease area surrounded by a 6 foot high split-face block wall enclosure will include a 194 square foot equipment shelter, a 30kw diesel generator, and two (2) GPS antennas. The project also proposes to install three (3) live palm trees around the project area. - APN: 751-110-023 **THIS PROJECT PRE-DATES BLUEBEAM**

Please review the attached map(s) and/or exhibit(s) for the above-described project by **October 22, 2015**. Should you have any questions regarding this project, please do not hesitate to contact **Desiree Bowie**, Project Planner, at **(951) 955-8254** or email at **dbowie@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



June 12, 2014

TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25512

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.

A handwritten signature in black ink that reads "Steve Hinde".

Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

February 20, 2014

File: 0163.1
0421.1
0721.1
1150.011
Geo. 070817-2
PZ 14-5233

Damaris Abraham
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Subject: Plot Plan No. 25512 (Wireless Communication Facility) APN: 751-110-023

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is designated Zone A on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Damaris Abraham
Riverside County
Planning Department

2

February 20, 2014

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Per email from Damaris Abraham (County) dated February 20, 2014, this unmanned wireless communication facility does not require water or sewer service.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

cc: See list

SL:ch/eng/dev serv/14/feb/Plot Plan 25512



cc: Majeed Farshad
Riverside County
Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County
Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Michael Mistica, MBA
County of Riverside
Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

Verizon Wireless
15505 Sand Canyon Avenue
Building D, 1st Floor
Irvine, CA 92618

SL:ch/eng/dev serv/14/feb/Plot Plan 25512

Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Thermal-Oasis Community Council Address: 660351 Harrison St.
Meeting date: March 24, 2014 Cross streets: Harrison / Middleton / Ave 66
Project name: Valerie - Verizon Mono palm cell site Parcel number(s): 751-110-023
Case number: PP25122, CF60647, EA42668

Advisory Action (number of votes): Support NOT Support Abstain Absent Continue to

Advisory Motion

Support the project and the request to have additional palms

Advisory Discussion, Comments and Recommendations

*Question From Chair Sergio : what is lifespan of the tower - answer 30 years +
Ms. Barbara would also like us to approve that they do not need to plant additional palms
to help hide the mono palm.
Question: Bobby is this a replacement of additional tower - Barbara New additional tower
Can Co -location w / other services.*

Date: 3-24-2014 Signature: [Signature]

Print name and title: Charlie W. Smith, Secretary

Supervisor's Comments

*I agree with council comments on
project
Margaret [Signature]*

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 13, 2014



Damaris Abraham, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25512

Proposal: The PP proposes to construct a wireless communications facility disguised as a 75 foot high palm tree in a 940 sq. ft. lease area surrounded by a 8 foot high CMU block wall.

APN: 751-110-023

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of 66th Avenue, east of Lemon Blossom Lane and southwest of Harrison Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

Thomson

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-057

August 27, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25512

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25512 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to Torres Martinez. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Ramiro Velazquez (“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 751-110-023 (“PROPERTY”); and,

WHEREAS, on January 29, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25512 (“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:
Ramiro Velazquez
66351 Harrison Street
Thermal, CA 92274

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: 10/16/15

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 10/9/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Ramiro Velazquez

By: Ramiro Velazquez
Ramiro Velazquez

Dated: 09-29-15

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.

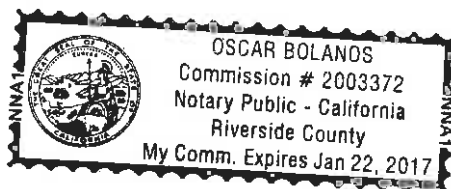
State of California
County of RIVERSIDE

On 09/29/2015 before me, OSCAR BOLANOS "NOTARY PUBLIC"
(insert name and title of the officer)

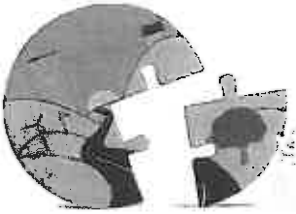
personally appeared Ramiro Velazquez *****
who proved to me on the basis of satisfactory evidence to be the pers on ~~(s)~~ whose name ~~(s)~~ is ~~are~~
subscribed to the within instrument and acknowledged to me that he ~~/she/they~~ executed the same in
his ~~/her/their~~ authorized capacity ~~(ies)~~, and that by his ~~/her/their~~ signature ~~(s)~~ on the instrument the
person ~~(s)~~, or the entity upon behalf of which the pers on ~~(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 *Oscar Bolanos* (Seal)



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: Wireless Telecommunication Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: XIXq

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: PP25512 DATE SUBMITTED: 1-29-14

APPLICATION INFORMATION

Applicant's Name: Barbara Saito for Smartlink LLC for Verizon Wireless LLC E-Mail: barbara.saito@smartlinkllc.com

Mailing Address: 418 N. Cloverdale Lane
Walnut, CA 91789
Street
City State ZIP

Daytime Phone No: (909) 723-6152 Fax No: () _____

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street
City State ZIP

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

Property Owner's Name: Ramiro Velasquez E-Mail: _____

Mailing Address: 66351 Harrison Street
Thermal, CA 92274
Street
City State ZIP

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

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

Desert Office • 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.

Ramiro Velazquez
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.

Ramiro Velazquez
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-110-023

Section: 18 Township: 7S Range: 8E

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25512 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Smartlink, LLC – Engineer/Representative: James Rogers – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of 66th Avenue, easterly of Lemon Blossom Lane, and southwesterly side of Harrison Street – 4.03 Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70-foot-high palm tree with twelve (12) panel antennas, six (6) RRUs located behind the panel antennas, and two (2) surge suppressors (one to be mounted at the antenna level and one at the equipment area). The project includes two (2) equipment cabinets and a 15 kilowatt diesel generator located inside a thirteen (13) feet high equipment enclosure within a 444 sq. ft. lease area. The project also proposes to install three (3) live palm trees and vines around the project area. The project site currently contains a nursery, which will remain. The wireless communication facility is proposed to be located at the rear of the property, with access provided via an approved 12-foot-wide access easement running from Harrison Street.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
APRIL 11, 2016
PALM DESERT PERMIT CENTER
77-588 EL DUNA COURT, SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner, Desiree Bowie, at 951-955-8254 or email dbowie@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Desiree Bowie
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/12/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25512 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

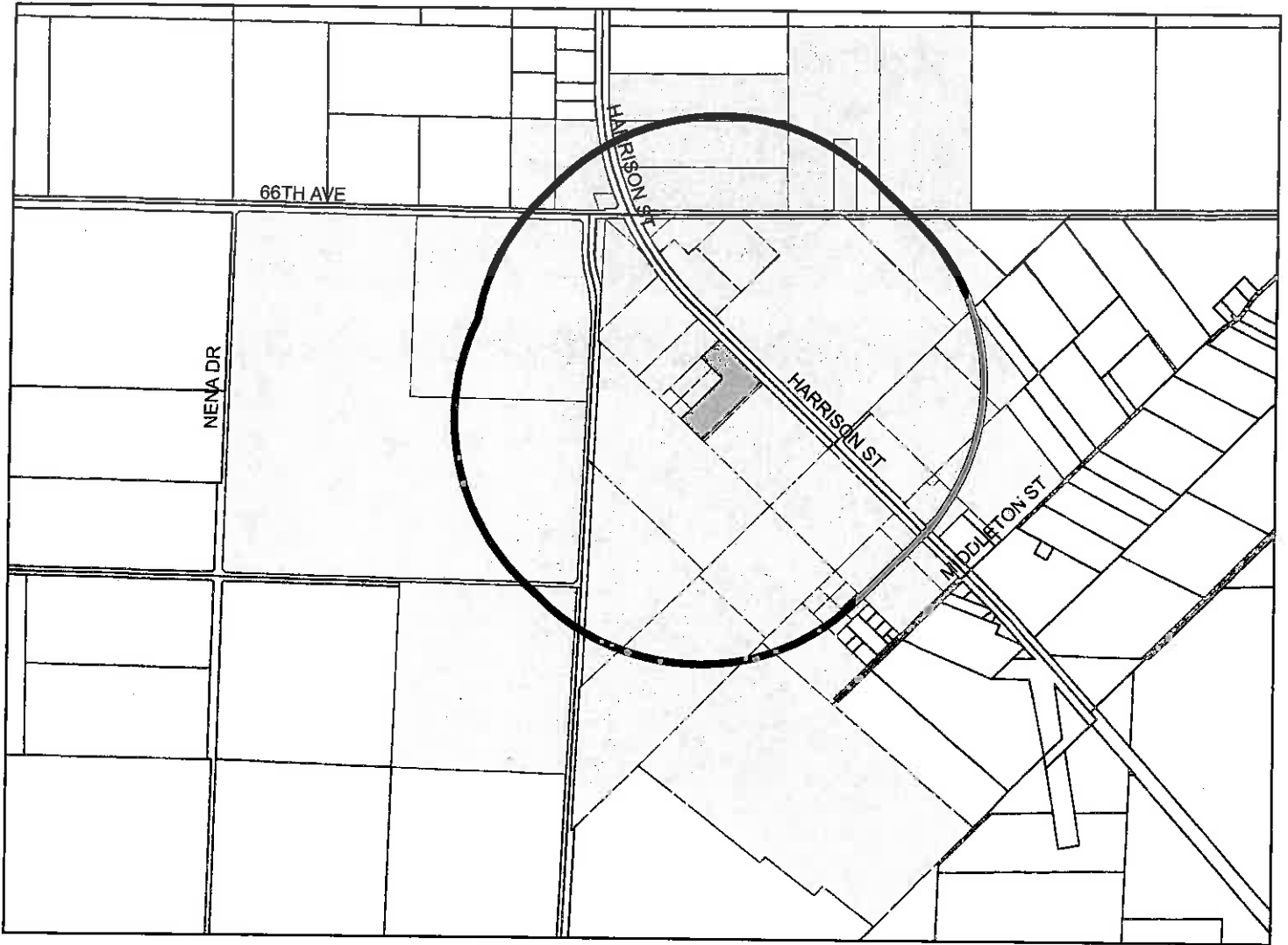
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25512 (1600 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 751-100-003 | 751-110-022 | 751-190-001 | 751-190-026 | 751-130-007 | 751-150-007 | 751-080-011 | 751-080-005 | 751-080-006 | 751-080-007 |
| 751-140-002 | 751-150-002 | 751-150-018 | 751-120-004 | 751-080-003 | 751-130-019 | 751-130-020 | 751-060-029 | 751-120-010 | 751-130-009 |
| 751-090-018 | 751-130-022 | 751-130-023 | 751-110-006 | 751-120-011 | 751-080-004 | 751-090-015 | 751-110-008 | 751-150-005 | 751-150-006 |
| 751-130-004 | 751-130-005 | 751-130-024 | 751-150-003 | 751-110-011 | 751-110-012 | 751-130-026 | 751-190-031 | 751-110-023 | 751-110-019 |
| 751-110-009 | 751-060-011 | 751-150-015 | 751-060-027 | 751-110-015 | 751-110-016 | 751-110-017 | 751-110-018 | 751-110-002 | 751-110-003 |
| 751-120-002 | 751-120-009 | | | | | | | | |



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: 751060011, APN: 751060011
TOBYE RICHERT, ETAL
P O BOX 1465
THERMAL CA 92274

ASMT: 751090015, APN: 751090015
LATIN LADY RANCH
C/O GEORGE W JEFFREY
79835 VIA SIN CUIDADO
LA QUINTA CA 92253

ASMT: 751060027, APN: 751060027
S PARTNERS, ETAL
C/O DAVID M SANCHEZ
65959 HARRISON ST
THERMAL, CA. 92274

ASMT: 751090018, APN: 751090018
JAMES EASTON
P O BOX 728
THERMAL CA 92274

ASMT: 751060029, APN: 751060029
GUADALUPE SANCHEZ, ETAL
65959 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 751110003, APN: 751110003
J ACOSTA, ETAL
66215 HWY 86
THERMAL CA 92274

ASMT: 751080003, APN: 751080003
GRISELDA GARCIA
48606 AGUA CALIENTE
COACHELLA CA 92236

ASMT: 751110006, APN: 751110006
JOSE MEJIA, ETAL
C/O JOSE ORTIZ MEJIA
66371 HIGHWAY 86
THERMAL, CA. 92274

ASMT: 751080004, APN: 751080004
CHUL LEE, ETAL
2601 CAMINO DEL SOL
FULLERTON CA 92833

ASMT: 751110009, APN: 751110009
ROSALIND SOTO, ETAL
66371 HARRISON ST
THERMAL CA 92274

ASMT: 751080007, APN: 751080007
ALICE HAGENY, ETAL
48370 STEEN CT
INDIO CA 92201

ASMT: 751110012, APN: 751110012
HERTA LESCHNIK, ETAL
85835 MIDDLETON ST
THERMAL CA 92274

ASMT: 751080011, APN: 751080011
LUCIO CASTRO, ETAL
C/O VERONICA CASTRO
P O BOX 422
COACHELLA CA 92236

ASMT: 751110019, APN: 751110019
MAGDALENA QUEZADA, ETAL
66363 HIGHWAY 86
THERMAL CA 92274



ASMT: 751110023, APN: 751110023
RAMIRO VELAZQUEZ
66351 HARRISON ST
THERMAL, CA. 92274

ASMT: 751130020, APN: 751130020
HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 751120002, APN: 751120002
BERTHA DELEON, ETAL
P O BOX 2401
INDIO CA 92202

ASMT: 751130023, APN: 751130023
JOSE CASTRO
P O BOX 1626
INDIO CA 92202

ASMT: 751120004, APN: 751120004
MARTHA VARGAS, ETAL
85159 66TH AVE
THERMAL CA 92274

ASMT: 751130024, APN: 751130024
LUIS SANCHEZ
P O BOX 1031
THERMAL CA 92274

ASMT: 751120009, APN: 751120009
WOODSPUR FARMING
C/O COLE FRATES
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 751140002, APN: 751140002
MARIA ROSALES, ETAL
P O BOX 731
COACHELLA CA 92236

ASMT: 751120011, APN: 751120011
ELVIA JUAREZ, ETAL
41020 SPARKEY WAY
INDIO CA 92201

ASMT: 751150002, APN: 751150002
ESPERANZA MATA, ETAL
P O BOX 363
LA QUINTA CA 92247

ASMT: 751130007, APN: 751130007
ROSA RUBIO, ETAL
P O BOX 965
THERMAL CA 92274

ASMT: 751150003, APN: 751150003
MARIA AGUILAR
P O BOX 626
THERMAL CA 92274

ASMT: 751130009, APN: 751130009
NORMA CAMARENA, ETAL
P O BOX 832
THERMAL CA 92274

ASMT: 751150006, APN: 751150006
JUAN GALINDO, ETAL
P O BOX 372
THERMAL CA 92274



ASMT: 751150007, APN: 751150007
ARMANDO CASTANEDA
66808 HARRISON ST
THERMAL CA 92274

ASMT: 751150015, APN: 751150015
YVONNE POIRIER, ETAL
C/O J KENT STEELE
PO BOX 1416
IDYLLWILD CA 92549

ASMT: 751150018, APN: 751150018
ESPERANZA MATA, ETAL
85505 AVENUE 66
THERMAL CA 92274

ASMT: 751190026, APN: 751190026
ALBERT GOOD
ROUTE 2 BOX 299
DELANO CA 93215

ASMT: 751190031, APN: 751190031
MOROVATI RANCH
201 OCEAN AVE NO 1009B
SANTA MONICA CA 90402

NON-COUNTY AGENCY LABELS PP25512

**Coachella Unified School District
87-225 Church St.
Thermal, CA 92274**

**Oasis Community Council
78-400 Avenue 42
Bermuda Dunes, CA 92203**

**Coachella Valley Water District
P.O. Box 1058
Coachella, CA 92236**

APPLICANT/OWNER/ENGINEER LABELS

**Ramiro Velasquez
66351 Harrison St.
Thermal, CA 92274**

**Smartlink LLC
18401 Von Karman Ste. 400
Irvine, CA 92612**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25512

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Desiree Bowie Title: Project Planner Date: January 29, 2014

Applicant/Project Sponsor: Smartlink, LLC Date Submitted: March 3, 2016

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Desiree Bowie at (951) 955-8254.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25512\DH-PC-BOS Hearings\DH-PC\PP25512.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42668 ZCFG6047

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE * REPRINTED * R1407824
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

Received from: SMARTLINK LLC JAMES A. ROGERS \$2,181.25
 paid by: CK 2141
 EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
 at parcel: 66351 HARRISON ST THER
 appl type: CFG3

By _____ Jul 24, 2014 11:43
 MGARDNER posting date Jul 24, 2014

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,181.25 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1400871

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: SMARTLINK LLC JAMES A. ROGERS \$50.00
paid by: CK 1639
EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
at parcel: 66351 HARRISON ST THER
appl type: CFG3

By _____ Jan 29, 2014 14:20
MGARDNER posting date Jan 29, 2014

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

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

COUNTY OF RIVERSIDE ~~POSTED~~ * REPRINTED * R1600535
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SMARTLINK LLC JAMES A. ROGERS \$29.03
paid by: CK 3176
EA42668
paid towards: CFG06047 CALIF FISH & GAME: DOC FEE
at parcel: 66351 HARRISON ST THER
appl type: CFG3

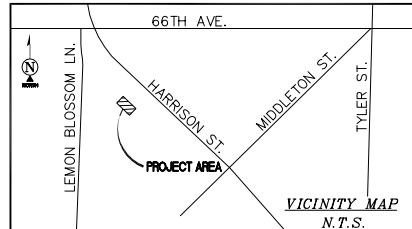
By _____ Jan 19, 2016 15:14
MGARDNER posting date Jan 19, 2016

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$29.03 |

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

LEGEND

- BLDG TOP OF BUILDING
- FC FACE OF CURB
- R/W RIGHT OF WAY
- AP ASPHALT
- D/W ACCESS DRIVEWAY
- WATER CONTROL VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- CMU CONCRETE MASONRY UNIT
- POSITION OF GEODETIC COORDINATES
- TREE
- PALM
- LIMITS OF LESSOR'S PROPERTY
- CHAIN LINK FENCE
- WOOD OR IRON FENCE
- EASEMENT



DIRECTIONS TO SITE
 FROM VERIZON WIRELESS OFFICE IN IRVINE, CA.; HEAD SOUTHWEST ON SAND CANYON AVE. TOWARD BARRANCA PKWY.; TAKE THE 1ST LEFT ONTO BARRANCA PKWY.; TURN RIGHT ONTO PACIFICA; TURN RIGHT ONTO THE STATE HIGHWAY 133 N. RAMP; MERGE ONTO CA-133 N. (PARTIAL TOLL ROAD); MERGE ONTO CA-241 N.; (TOLL ROAD); KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-91 E./RIVERSIDE AND MERGE ONTO CA-91 E. (PARTIAL TOLL ROAD); TAKE THE CA-60 E./1-215 S. EXIT TOWARD SAN DIEGO/INDIO; MERGE ONTO CA-60 E.; MERGE ONTO CA-60 E./1-215 S.; KEEP LEFT TO CONTINUE ON CA-60 E.; MERGE ONTO I-10 E.; KEEP RIGHT TO CONTINUE ON CA-86 S.; FOLLOW SIGNS FOR BRAWLEY/EL CENTRO/865 EXPY.; TURN RIGHT ONTO AVENUE 50/TYLER ST.; CONTINUE TO FOLLOW AVENUE 50; TURN LEFT ONTO HARRISON ST.; DESTINATION WILL BE ON THE RIGHT.

UTILITY NOTES
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

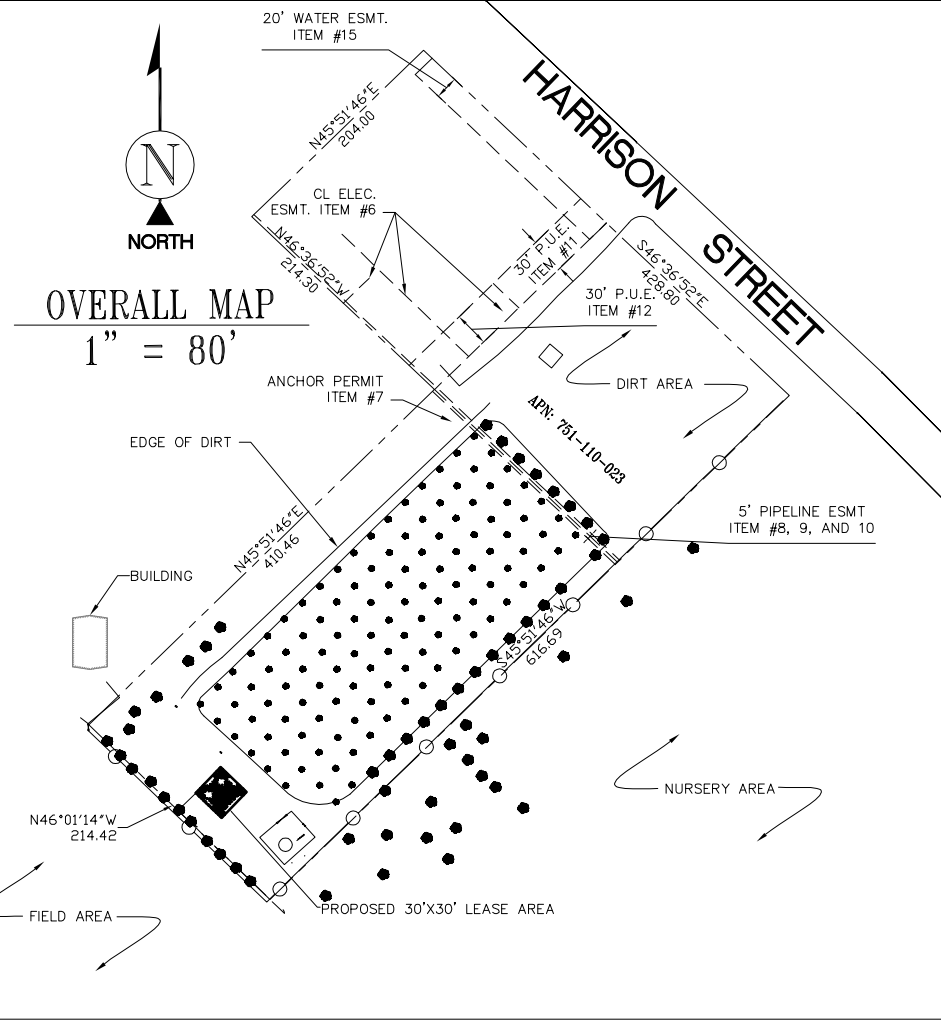
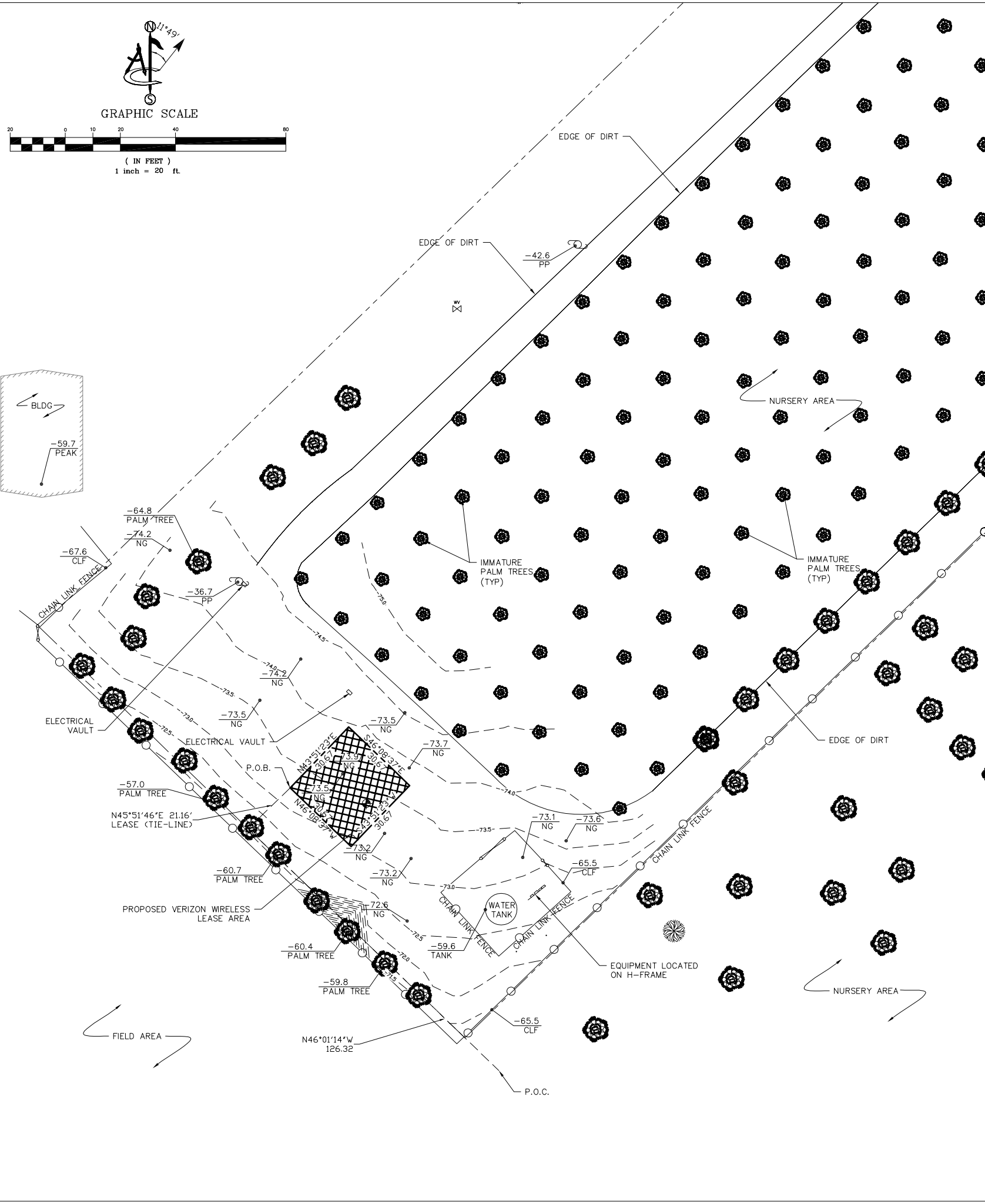
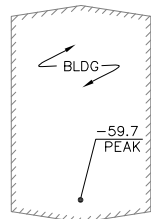
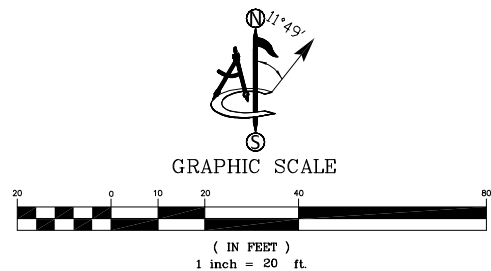
POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 33' 53.5" NORTH (NAD83)
 LONGITUDE 116° 10' 45.1" WEST (NAD83)
 GROUND ELEVATION @ -73.3' (NAVD88)

SURVEYOR'S NOTES
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BENCHMARK
 PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 09' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
 12/06/13



verizon wireless
 15505 SAND CANYON AVENUE
 BLDG. D, FIRST FLR.
 IRVINE, CALIFORNIA 92618
 949.286.7000

PROJECT INFORMATION:

VALERIE
 66351 HARRISON STREET
 THERMAL, CALIFORNIA 92274

ORIGINAL ISSUE DATE:

12/09/2013

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------|----|
| 1 | 12/09/13 | PRELIM SUBMITTAL | LP |
| 2 | 01/06/14 | ADDED TITLE INFO | DA |
| 3 | 01/08/14 | LEASE AREA | MF |
| 4 | 01/19/14 | CONTOURS | MF |

PLANS PREPARED BY:

smartlink
 14432 SE EASTGATE WAY, SUITE 260
 BELLEVUE, WA 98007-6493
 TEL: 425.274.4444 FAX: 425.274.4449

CONSULTANT:

Ambit
 CONSULTING
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CA 92648 (602)463-0472

DRAWN BY: CHK.: APV.:

| | | |
|----|----|----|
| LP | MF | JG |
|----|----|----|

LICENSER:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING A PORTION OF LOT 16 OF THE CAHUILLA FRUIT AND LAND SUBDIVISION AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 10, PAGE 23 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN THENCE S 46 DEG 18' 00" E, A DISTANCE OF 1017.7 FEET TO THE NORTHERLY CORNER OF LOT 16 OF MAP BOOK 10 PAGE 23, OF MAPS, OFFICIAL RECORDS RIVERSIDE COUNTY THENCE S 45 DEG 35' 00" W, A DISTANCE OF 660.00 FEET, TO THE WESTERLY CORNER OF SAID LOT 16 THENCE S 46 DEG 18' 00" E, A DISTANCE OF 428.33 FEET, TO THE TRUE POINT OF BEGINNING THENCE CONTINUING S 46 DEG 18' 00" E, A DISTANCE OF 214.42 FEET TO THE SOUTHERLY CORNER OF INSTRUMENT NO. 018341, DATED 01/17/1996, OFFICIAL RECORDS RIVERSIDE COUNTY, THENCE N 45 DEG 35' 00" E AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 616.69 FEET, TO THE SOUTHWESTERLY LINE OF STATE HIGHWAY 86 THENCE N 46 DEG 53' 38" W ALONG THE SOUTHWESTERLY LINE OF STATE HIGHWAY 86, A DISTANCE OF 428.80 FEET, SAID POINT BEING 214.70 FEET DISTANT THEREFROM THE NORTHERLY CORNER OF SAID LOT 16. THENCE S 45 DEG 35' 00" W AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 204.00 FEET, THENCE S 46 DEG 53' 38" E AND PARALLEL WITH THE SOUTHWESTERLY LINE OF STATE HIGHWAY 86, A DISTANCE OF 214.30 FEET, TO THE NORTHERLY LINE OF INSTRUMENT NO. 018341, DATED 01/17/1996, OFFICIAL RECORDS RIVERSIDE COUNTY. THENCE S 45 35' 00" W, A DISTANCE OF 410.46 FEET, TO THE TRUE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS MADE PURSUANT TO CERTIFICATE OF PARCEL MERGER NO. 1795, RECORDED MAY 5, 2011, AS INSTRUMENT NO. 2011-0198212, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING A PORTION OF LOT 16 OF THE CAHUILLA FRUIT AND LAND SUBDIVISION AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 10, PAGE 23 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHERLY CORNER OF SAID LOT 16; THENCE N46°01'14"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, A DISTANCE OF 126.32 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE N45°51'46"E, A DISTANCE OF 21.16 FEET TO THE POINT OF BEGINNING. THENCE NORTH 43°51'23" EAST, A DISTANCE OF 30.67 FEET; THENCE SOUTH 46°08'37" EAST, A DISTANCE OF 30.67 FEET; THENCE SOUTH 43°51'23" WEST, A DISTANCE OF 30.67 FEET; THENCE NORTH 46°08'37" WEST, A DISTANCE OF 30.67 FEET TO THE POINT OF BEGINNING.

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #997-23039555-PP2, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED NOVEMBER 21, 2013. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

EASEMENTS

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: MARCH 6, 1912
RECORDING NO: IN BOOK 347, PAGE 127, DEEDS **DOES NOT EFFECT**

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING NO: IN BOOK 14, PAGE 135, OFFICIAL RECORDS **DOES NOT EFFECT**

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: IMPERIAL IRRIGATION DISTRICT
PURPOSE: POWER LINE AND NECESSARY APPURTENANCES
RECORDING DATE: JUNE 28, 1956
RECORDING NO: IN BOOK 1935, PAGE 8, OFFICIAL RECORDS **PLOTTED**

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE IMPERIAL IRRIGATION DISTRICT
PURPOSE: ANCHORS, GUYS OR GUY STUBS
RECORDING DATE: JUNE 28, 1956
RECORDING NO: 45153, IN BOOK 1935, PAGE 15, OFFICIAL RECORDS **PLOTTED**

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MARGARET C. IMES, EVA IMES WOOD, AND M. RICHARD IMES
PURPOSE: PIPELINES
RECORDING DATE: MARCH 18, 1958
RECORDING NO: 19762, OFFICIAL RECORDS **PLOTTED**

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: JOSEPH B. LANE AND MILDRED A. LANE, HUSBAND AND WIFE, AS JOINT TENANTS
PURPOSE: PIPE LINES
RECORDING DATE: OCTOBER 22, 1964
RECORDING NO: 128070, OFFICIAL RECORDS **PLOTTED**

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: RAY O. JOHNSON AND MILDRED NORA JOHNSON, HUSBAND AND WIFE
PURPOSE: PIPE LINES
RECORDING DATE: NOVEMBER 6, 1964
RECORDING NO: 134111, OFFICIAL RECORDS **PLOTTED**

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: RAY O. JOHNSON AND MILDRED NORA JOHNSON, HUSBAND AND WIFE
PURPOSE: ROAD AND PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 6, 1964
RECORDING NO: IN BOOK 3846, PAGE 252, OFFICIAL RECORDS **PLOTTED**

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: RAY O. JOHNSON AND MILDRED NORA JOHNSON
PURPOSE: ROAD AND PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 6, 1964
RECORDING NO: IN BOOK 3846, PAGE 213, OFFICIAL RECORDS **PLOTTED**

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CHARLOTTE A. NOLAN, A WIDOW
PURPOSE: ROAD AND PUBLIC UTILITIES
RECORDING DATE: JANUARY 18, 1968
RECORDING NO: 5173, OFFICIAL RECORDS **DOES NOT EFFECT**

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COACHELLA VALLEY WATER DISTRICT
PURPOSE: CONSTRUCTION
RECORDING DATE: OCTOBER 25, 1990
RECORDING NO: 391589, OFFICIAL RECORDS **DOES NOT EFFECT**

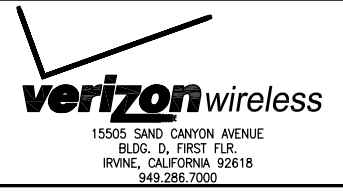
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COACHELLA VALLEY WATER DISTRICT
PURPOSE: PIPELINE
RECORDING DATE: JUNE 20, 1991
RECORDING NO: 207527, OFFICIAL RECORDS. **PLOTTED**

16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$202,350.00
DATED: JUNE 11, 1986
TRUSTOR/GRANTOR ADOLFO VELASQUEZ AND THERESA VELASQUEZ, HUSBAND AND WIFE, AS JOINT TENANTS
TRUSTEE: STEWART TITLE OF THE INLAND EMPIRE, A CALIFORNIA CORPORATION
BENEFICIARY: RAMON NAVA, JR. AND IRENE R. NAVA, HUSBAND AND WIFE, AS JOINT TENANTS
RECORDING DATE: JUNE 27, 1996
RECORDING NO: 240630, OFFICIAL RECORDS **DOES NOT EFFECT**

17. A NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS AND THE LIEN OF ANY ASSESSMENT ARISING THEREFROM BY THE DEPARTMENT OF BUILDING AND SAFETY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CASE NO. 1-200-97, IN THE MATTER OF UNLAWFUL OR UNSAFE CONDITIONS ON THE PROPERTY RECORDED MAY 1, 1997 AS INSTRUMENT NO. 97-149289, OFFICIAL RECORDS OF SAID COUNTY.

18. THE EFFECT OF A INTERSPOUSAL TRANSFER GRANT DEED
FROM: NOEMI VELAZQUEZ, WIFE OF GRANTEE
TO: RAMIRO VELAZQUEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
DATED: MAY 11, 2011
RECORDING DATE: MAY 19, 2011
RECORDING NO.: 0221179, OFFICIAL RECORDS. **DOES NOT EFFECT**

19. A DEED:
FROM: ADOLFO O. VELAZQUEZ AND TERESA VELAZQUEZ, HUSBAND AND WIFE, AS JOINT TENANTS
TO: RAMIRO VELAZQUEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
DATED: MAY 11, 2011
RECORDING DATE: MAY 19, 2011
RECORDING NO: 2011-0221180, OFFICIAL RECORDS **DOES NOT EFFECT**



PROJECT INFORMATION:

VALERIE
66351 HARRISON STREET
THERMAL, CALIFORNIA 92274

ORIGINAL ISSUE DATE:

12/09/2013

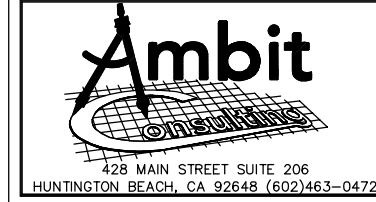
REV.:-DATE:-----DESCRIPTION:-----BY:-----

| | | | |
|---|----------|------------------|----|
| 1 | 12/09/13 | PRELIM SUBMITTAL | LP |
| 2 | 01/06/14 | ADDED TITLE INFO | DA |
| 3 | 01/08/14 | LEASE AREA | MF |
| 4 | 01/19/14 | CONTOURS | MF |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PLANS PREPARED BY:



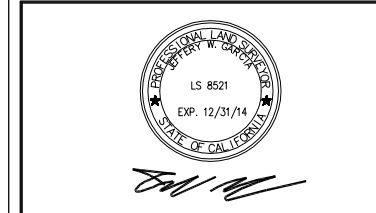
CONSULTANT:



DRAWN BY:-----CHK.:-----APV.:-----

| | | |
|----|----|----|
| LP | MF | JG |
|----|----|----|

LICENSER:



SHEET TITLE:

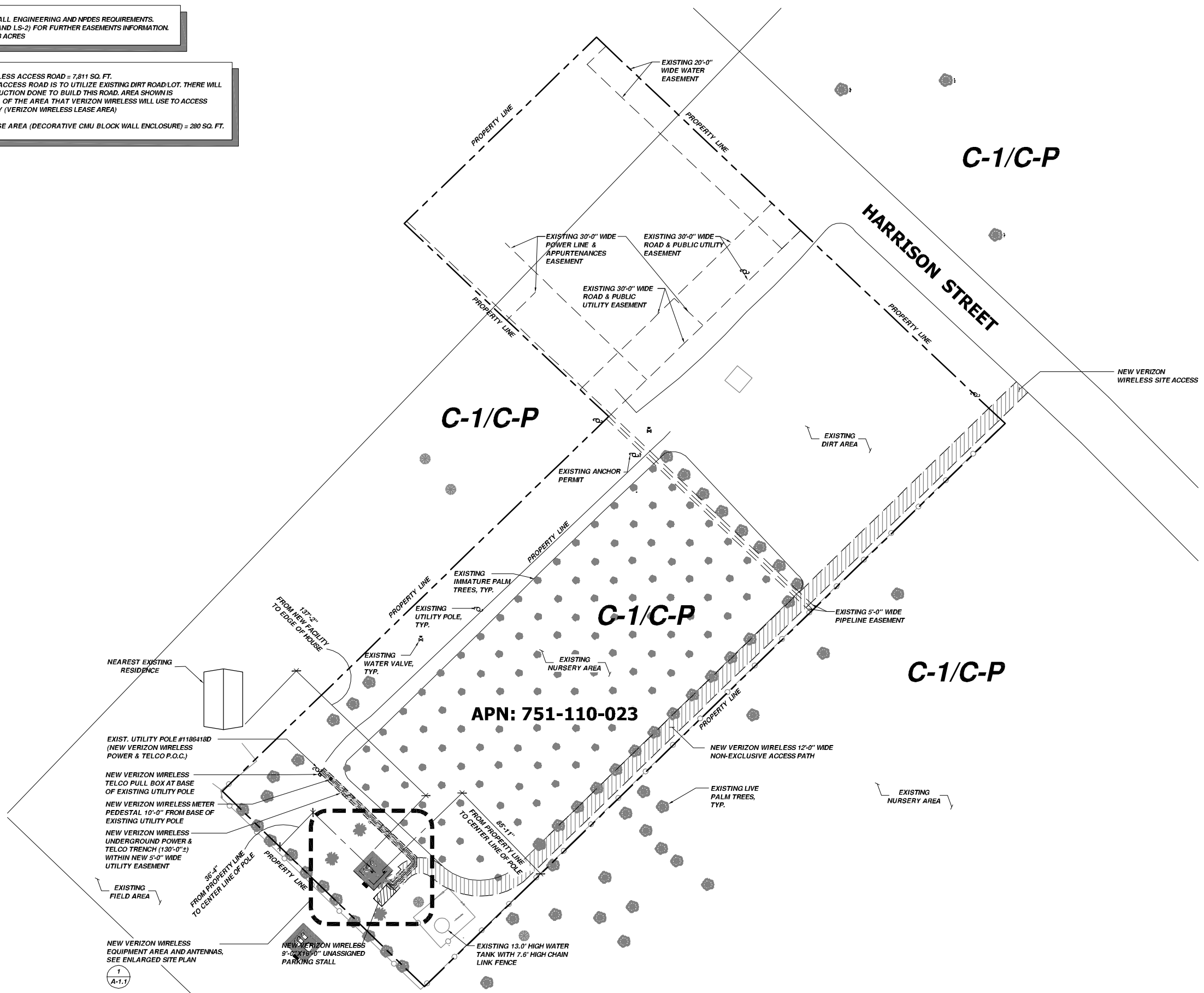
LEGAL DESCRIPTIONS

SHEET NUMBER:

LS-2

NOTES:
 1. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.
 2. SEE SITE SURVEY (LS-1 AND LS-2) FOR FURTHER EASEMENTS INFORMATION.
 3. PROPERTY/PARCEL = 4.03 ACRES

NOTES:
 1. AREA OF VERIZON WIRELESS ACCESS ROAD = 7,811 SQ. FT.
 1.1. VERIZON WIRELESS ACCESS ROAD IS TO UTILIZE EXISTING DIRT ROAD LOT. THERE WILL BE NO NEW CONSTRUCTION DONE TO BUILD THIS ROAD. AREA SHOWN IS REPRESENTATIONAL OF THE AREA THAT VERIZON WIRELESS WILL USE TO ACCESS THERE NEW FACILITY (VERIZON WIRELESS LEASE AREA)
 2. VERIZON WIRELESS LEASE AREA (DECORATIVE CMU BLOCK WALL ENCLOSURE) = 280 SQ. FT.



verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING 'D', 1ST FLOOR
 IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

smartlink
 50 116TH AVE SE, SUITE 210
 BELLEVUE, WA 98004

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 3 | 12-17-14 | JURISDICTIONAL COMMENTS |
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET
 DRAWN BY: **JB** CHECKED BY: **JG**

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REV.: **3**

OVERALL SITE PLAN

SCALE: 1" = 40'-0" (24x36)
 (OR) 1/2" = 40'-0" (11x17)

1

OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SMARTLINK, LLC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF SMARTLINK, LLC. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 3 | 12-17-14 | JURISDICTIONAL COMMENTS |
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

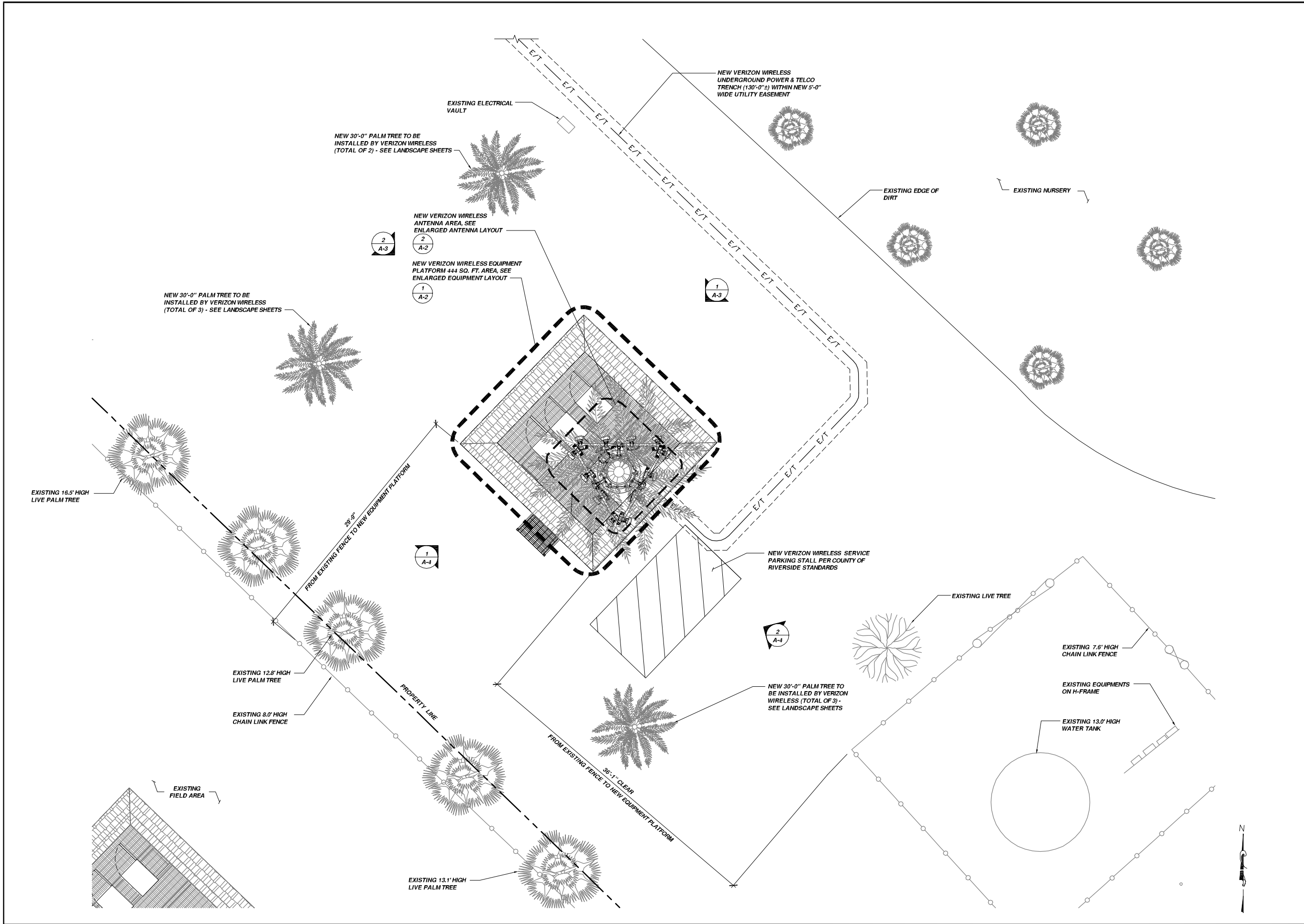
PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: **JB** CHECKED BY: **JG**

SHEET TITLE:
ENLARGED SITE PLAN

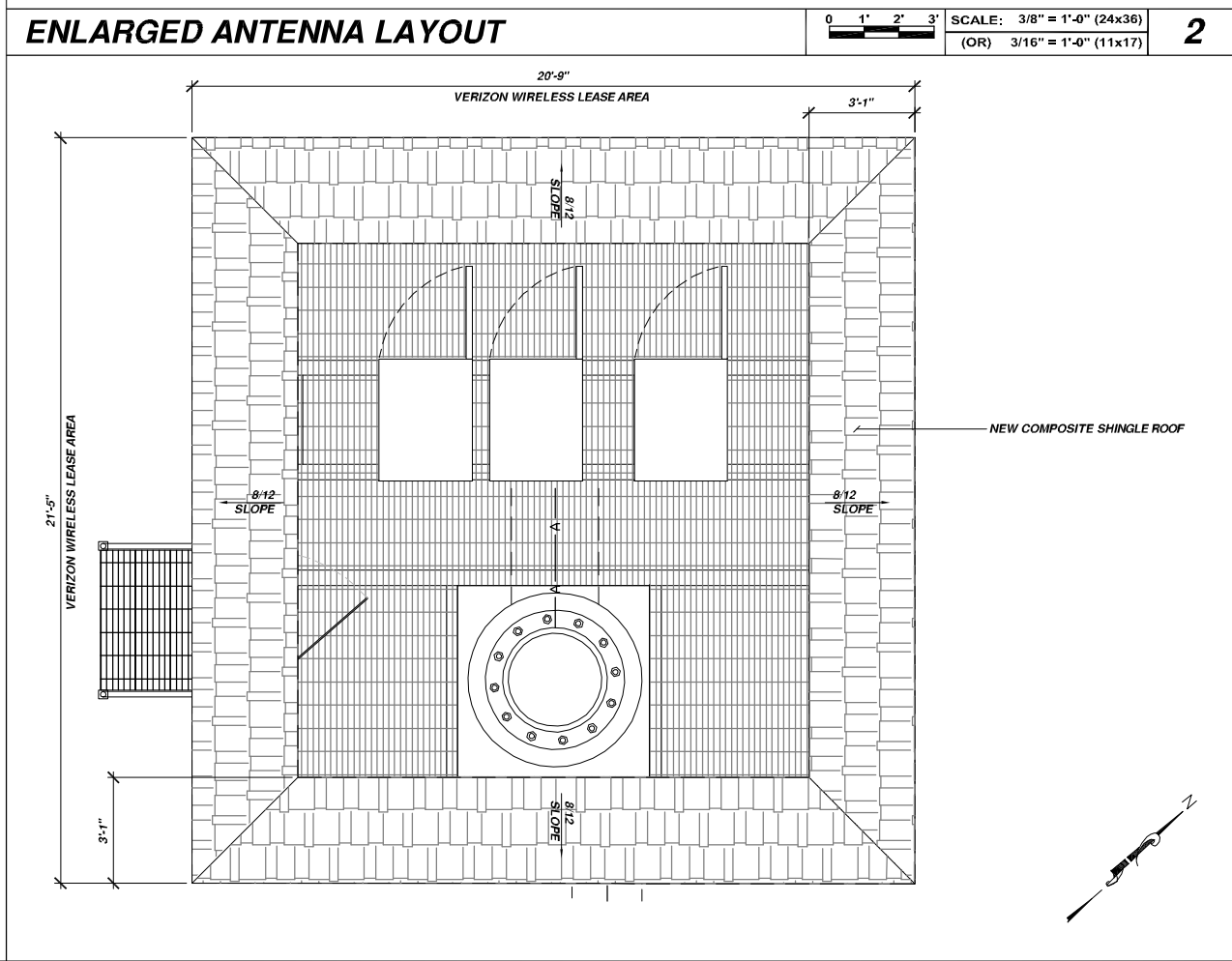
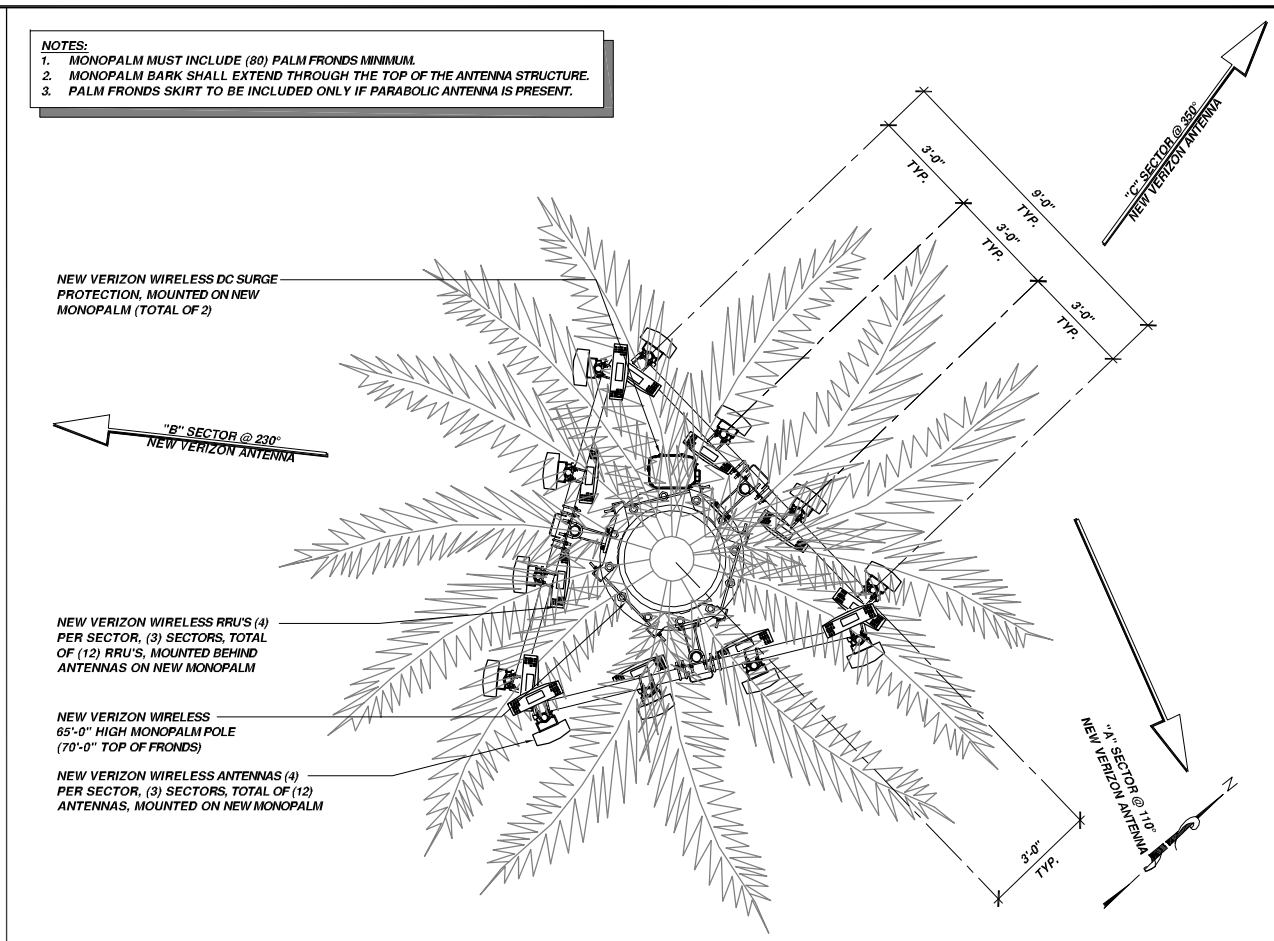
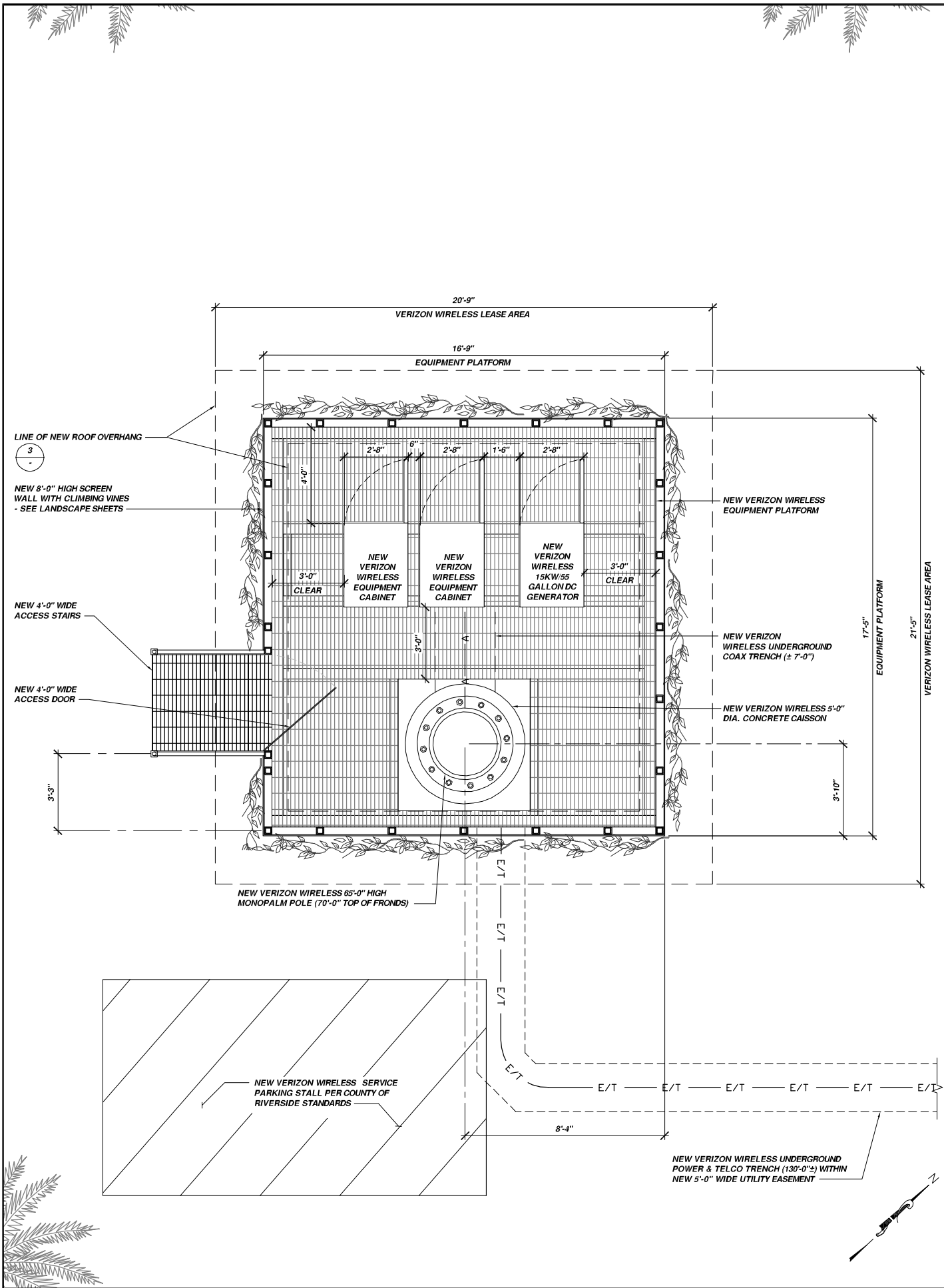
SHEET NUMBER: **A-1.1** REV.: **3**



ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17)

OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SMARTLINK, LLC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF SMARTLINK, LLC. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.



NOTES:
 1. MONOPALM MUST INCLUDE (80) PALM FRONDS MINIMUM.
 2. MONOPALM BARK SHALL EXTEND THROUGH THE TOP OF THE ANTENNA STRUCTURE.
 3. PALM FRONDS SKIRT TO BE INCLUDED ONLY IF PARABOLIC ANTENNA IS PRESENT.

15505 SAND CANYON AVENUE
BUILDING 'D', 1ST FLOOR
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

50 116TH AVE SE, SUITE 210
BELLEVUE, WA 98004

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 3 | 12-17-14 | JURISDICTIONAL COMMENTS |
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: **JB** CHECKED BY: **JG**

SHEET TITLE:
ENLARGED EQUIPMENT AND ANTENNA LAYOUTS

SHEET NUMBER: **A-2** REV.: **3**

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

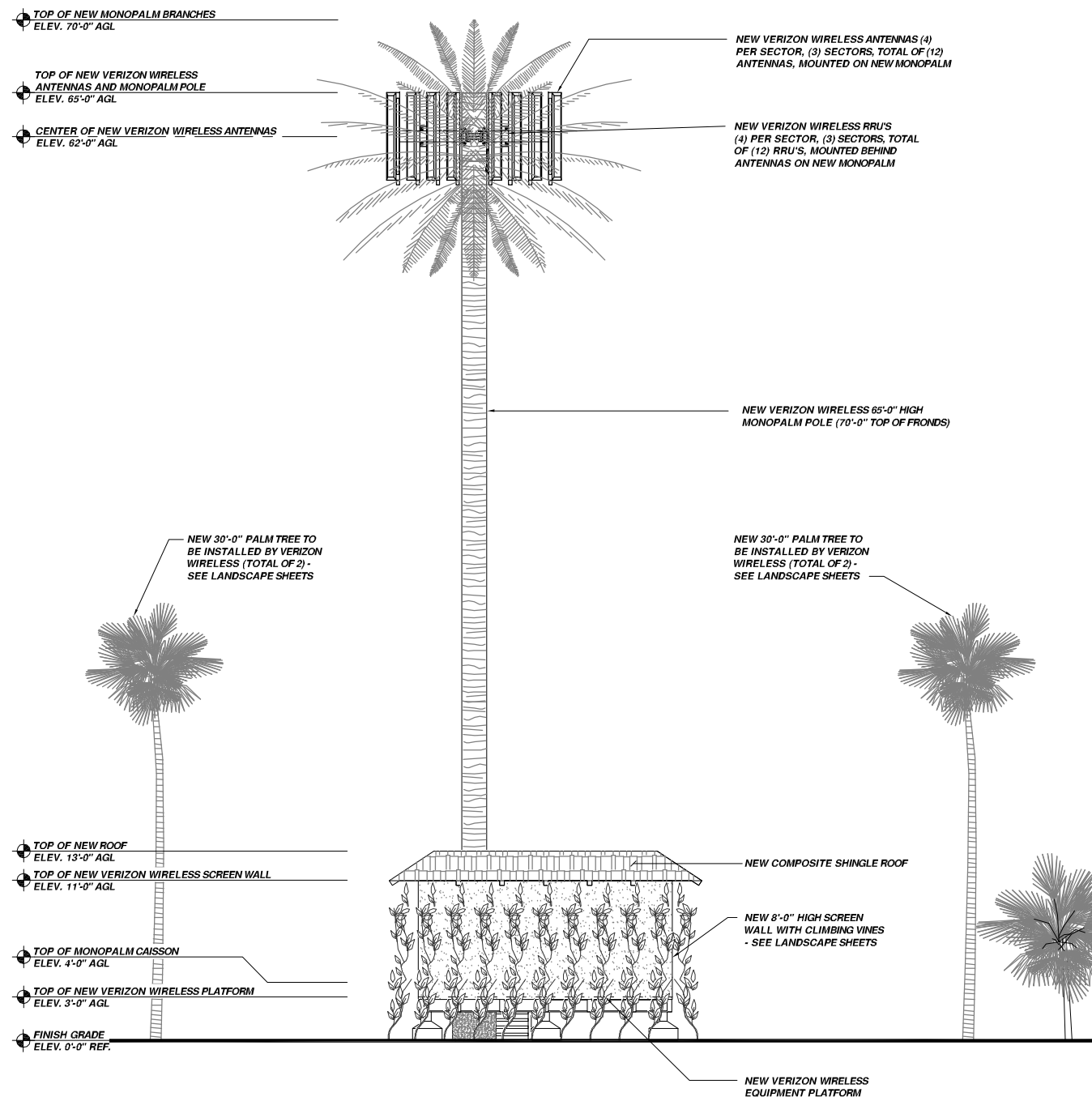
| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 3 | 12-17-14 | JURISDICTIONAL COMMENTS |
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

PROJECT INFORMATION:
VALERIE
 66351 HARRISON STREET
 THERMAL, CA 92274
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET
 DRAWN BY: **JB** CHECKED BY: **JG**

SHEET TITLE:
NORTHEAST & NORTHWEST ELEVATIONS

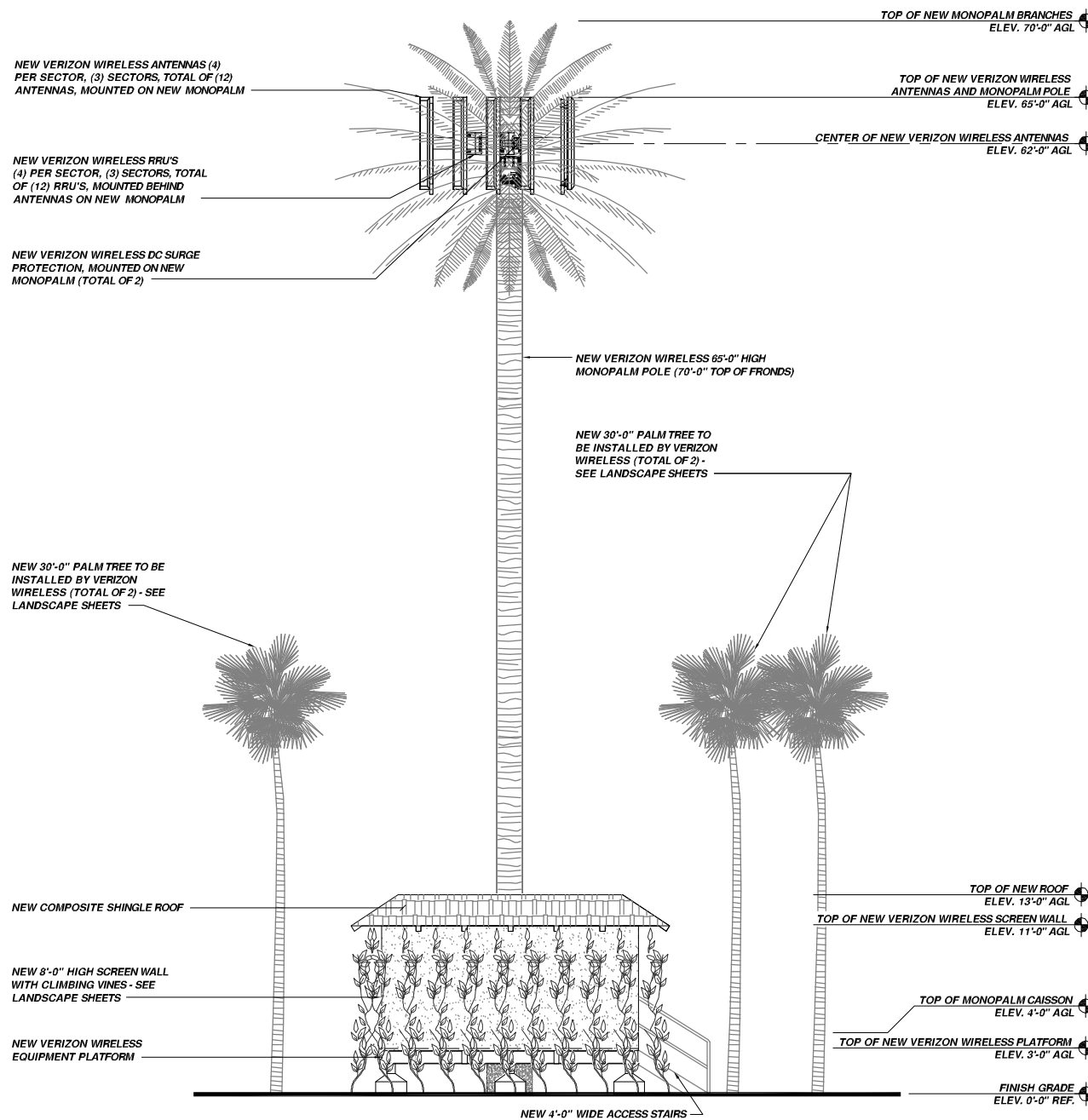
SHEET NUMBER: **A-3** REV.: **3**



NORTHEAST ELEVATION

0 1.5' 3' 6' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17)

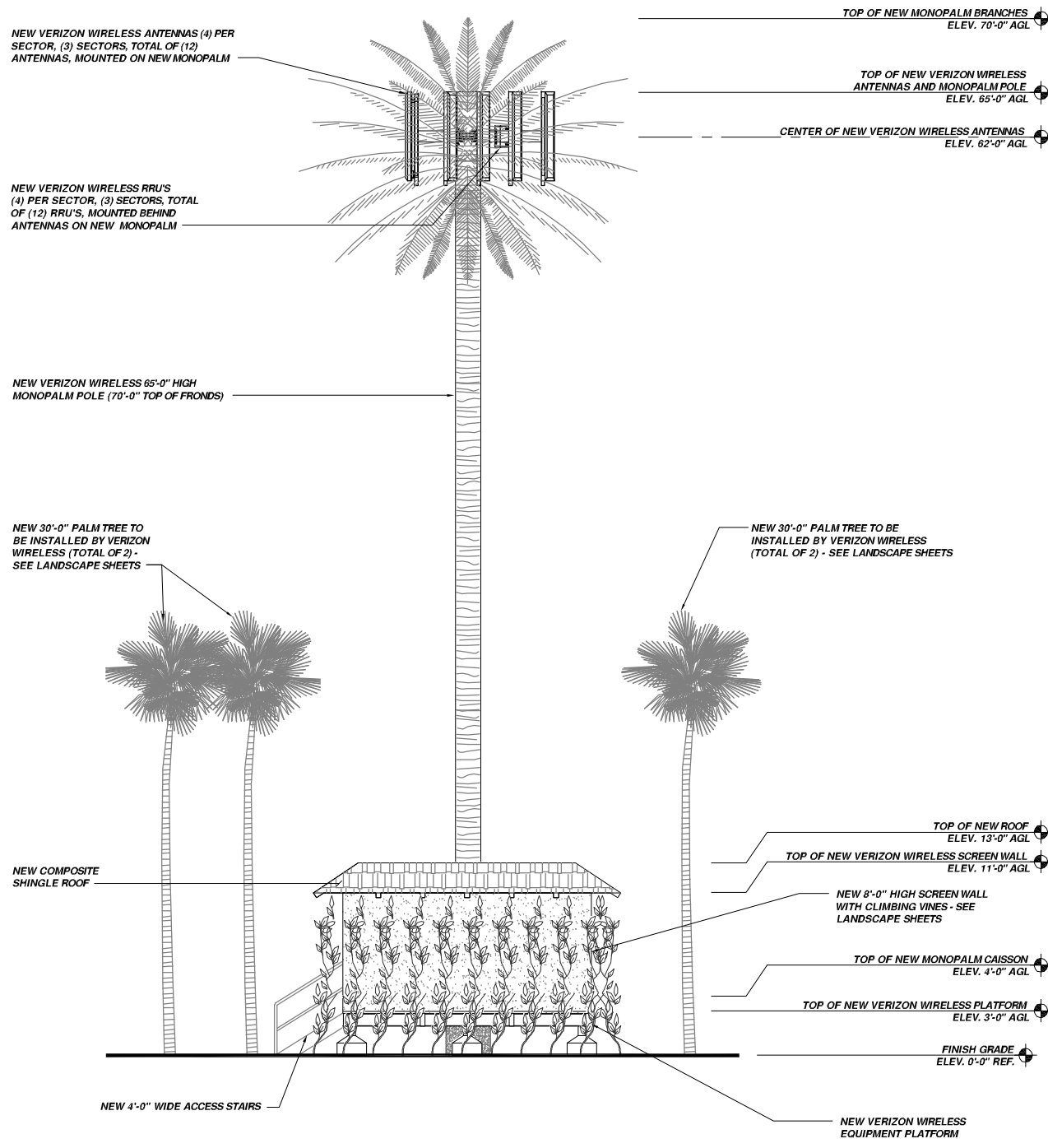
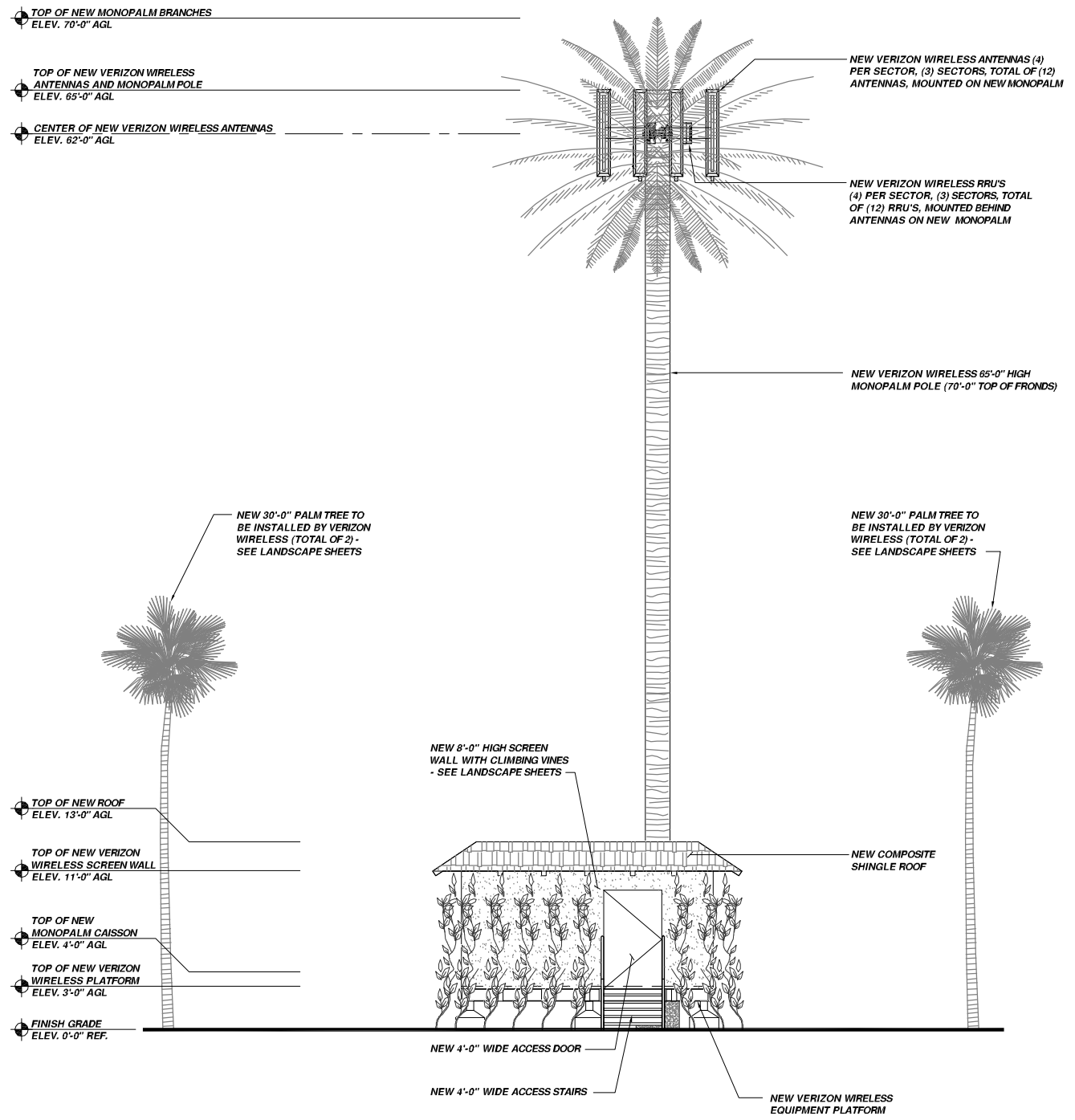
1 NORTHWEST ELEVATION



0 1.5' 3' 6' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17)

2

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| 3 | 12-17-14 | JURISDICTIONAL COMMENTS |
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

PROJECT INFORMATION:
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 THERMAL, CA 92274
 RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

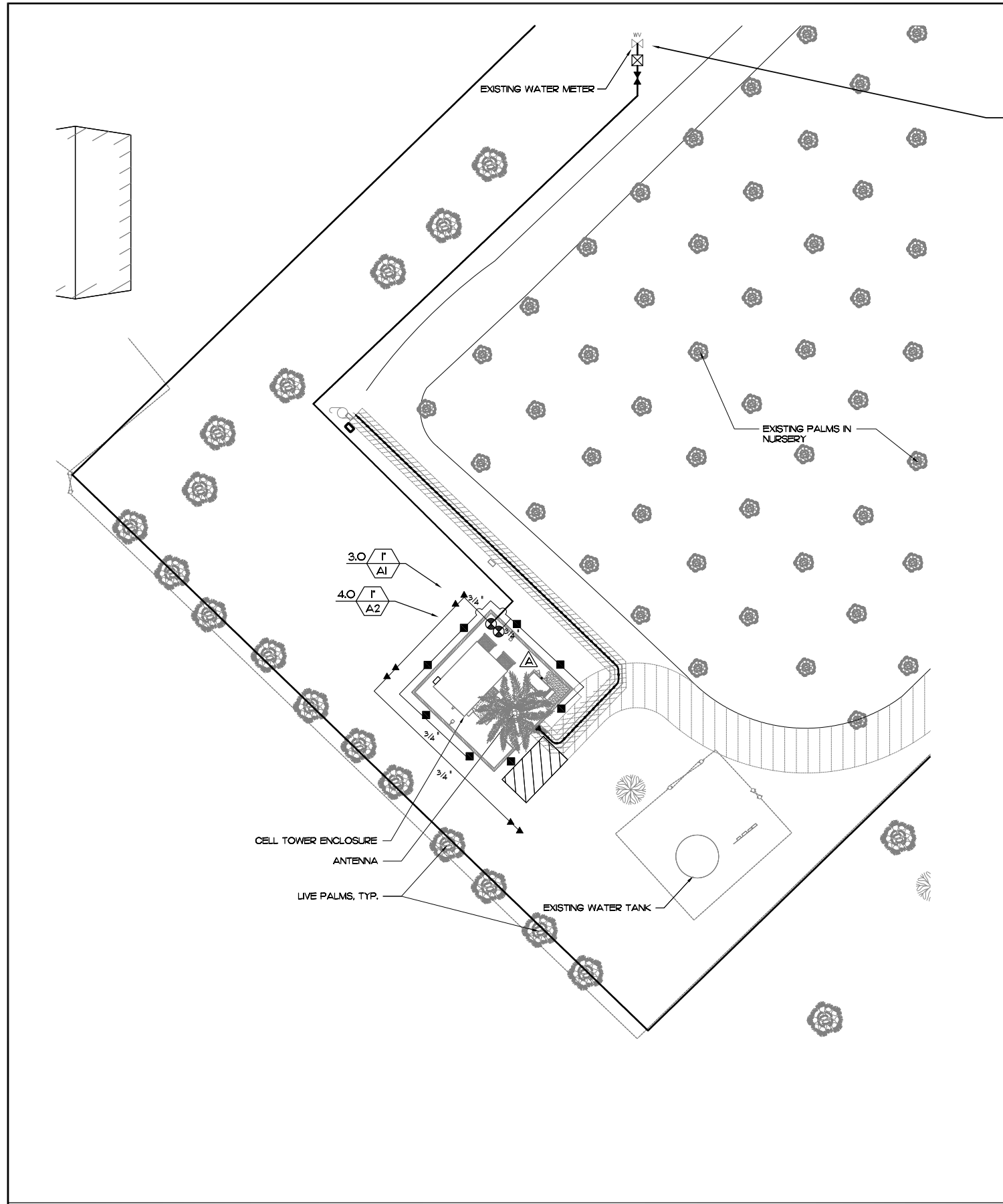
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SHEET TITLE:
SOUTHWEST & SOUTHEAST ELEVATIONS

SOUTHWEST ELEVATION

SOUTHEAST ELEVATION

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POINT OF CONNECTION:

CONNECT INTO EXISTING WATER METER AND PROVIDE BASKET STRAINER, BALL VALVE AND MAINLINE TO CELL PHONE TOWER ENCLOSURE. CONNECT TO REMOTE CONTROL VALVE TO BE LOCATED ON INSIDE OF ENCLOSURE. LOCATE ALL EQUIPMENT IN PLANTER AREAS - SHOWN FOR CLARITY ONLY.

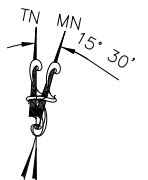
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

| SYMBOL | MFG | MODEL NO./DESCRIPTION |
|--------|-----------|--|
| ▲ | RAIN BIRD | RWS-MB-C-1402 ROOT WATERING SYSTEM WITH 1402 BUBBLER (0.50 GPM) - 2 PER PALM |
| ■ | RAIN BIRD | 1802-1402 POP-UP FLOOD BUBBLER, 0.50 GPM EACH. |
| ● | RAIN BIRD | 075-ASVF ANTI-SPIN REMOTE CONTROL VALVE WITH ATMOSPHERIC BACKFLOW - 3/4". |
| ⊗ | WILKINS | #850 FULL PORT LINE SIZED BALL VALVE. |
| ⊠ | BY OTHERS | EXISTING WATER METER. VERIFY SIZE AND LOCATION IN FIELD. |
| ⊠ | HAYWARD | #12 BASKET STRAINER, 3/4" SIZE WITH FLANGED CONNECTIONS AND 80 MESH FILTER ELEMENT. |
| △ | HUNTER | PRO-C MODEL PC-300 3-STATION WALL MOUNT IRRIGATION CONTROLLER. MOUNT ON INSIDE WALL OF ENCLOSURE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL WITH SOLAR SYNC SENSOR PER MANUFACTURER'S RECOMMENDATIONS. |
| — | | PRESSURE MAINLINE PVC SCH 40 - 1" SIZE. BURY MIN. 18" BELOW GRADE. |
| — | | NON-PRESSURE LATERAL SCH 40 PVC, BURY MIN. 12" SIZE AS INDICATED ON PLANS. 3/4" MINIMUM. |
| ○ | | SYSTEM FLOW IN GPM |
| Γ | | VALVE SIZE |
| AI | | STATION NUMBER |

IRRIGATION NOTES

- IRRIGATION LINES AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL LINES AND MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED. AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- LOCATE ALL VALVES IN SHRUB AREA, SHOWN FOR CLARITY ONLY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO CIVIL ENGINEER PLANS FOR GRADING, ANY DRAINAGE STRUCTURES AND METERS. COORDINATE LOCATION OF IRRIGATION EQUIPMENT WITH CIVIL ENGINEER INFORMATION.
- CONTRACTOR SHALL SCHEDULE AND MAINTAIN IRRIGATION CONTROLLER TO OPERATE BETWEEN THE HOURS OF 10 PM AND 6 AM.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL EMITTERS AND VALVES FOR OPTIMUM COVERAGE.



15505 SAND CANYON AVENUE
BUILDING 'D', 1ST FLOOR
IRVINE, CA 92618

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BELLEVUE, WA 98007-6493
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RJCLA

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RIVERSIDE COUNTY

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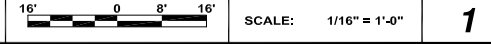
DRAWN BY: **mdm** CHECKED BY: **RJC**

SHEET TITLE:
IRRIGATION PLAN AND LEGEND

SHEET NUMBER:
L-1

REV.:



IRRIGATION PLAN



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PLANT LEGEND

| SYM | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | REMARKS |
|---|---------------------------------------|-------------|------------------------|------|---|
| TREES | | | | | |
|  | PHOENIX DACTYLIFERA | DATE PALM | 30' BROWN TRUNK HEIGHT | 2 | SEE DETAIL FOR HEIGHT |
| VINES | | | | | |
|  | MACFADYENA UNGLIS-CATICAT'S CLAW VINE | | 15 GAL. | 8 | SEE PLAN LEAN ON AND TIE ONTO STRUCTURE |

NOTE:

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

PALM TREE SUPPLIER
W.D. YOUNG AND SONS
81-90 ARLIS AVE.
INDIO, CA 92201
760-347-7906

WEED CONTROL

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

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

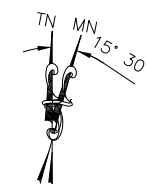
SOIL TEST

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

SOIL PREPARATION

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

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



verizonwireless

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RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: **mdm** CHECKED BY: **RJC**

SHEET TITLE:
PLANTING PLAN AND LEGEND

SHEET NUMBER: **L-2** REV.:

PLANTING PLAN



SCALE: 1/16" = 1'-0"

1

SECTION 02100
IRRIGATION SYSTEM
PART 1 - GENERAL

1.0 SUMMARY

A. Section covers the furnishing of all materials and performing all operations to provide a complete operating irrigation system as shown on the drawings including the following:

- Trenching, excavating, excavated materials and refilling trenches.
- Irrigation system components including but not limited to piping, backflow prevention devices and enclosures, valves, fittings, rotors, spray heads, controllers, wiring and final adjustments as determined by the architect to insure efficient and uniform distribution.
- Pipe connections to pump stations, water meters and backflow prevention devices.
- Testing and inspection of irrigation system.
- Clean-up and maintenance.

B. The conditions of the Contract and Division 1 apply to this section as fully as if repeated herein.

2.0 GENERAL REQUIREMENTS

A. Code Requirements shall be those of State and Municipal Codes and Regulations locally governing this work, providing that any requirements of the Drawings and Specifications, not conflicting therewith but exceeding the Code Requirements shall prevail unless written permission to the contrary is granted by the Architect.

B. Conform to the requirements of the reference information listed below except where more stringent requirements are shown or specified in the most current set of construction documents.

- American Society for Testing Material (ASTM) for test methods specifically referenced in this section.
- Underwriter's Laboratories (UL) for UL wires and cables.

C. Work involving substantial planning for installation of copper piping backflow prevention devices and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.

D. Specified depths of pressure supply lines, laterals and pitch of pipes as stated in this section are minimum. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of final grade treatment, setting trenches, recompacting and repairing of final grade treatment.

E. Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.

F. Scaled dimensions are approximate and at times it is not possible to indicate offsets, fittings and other related equipment graphically on the construction drawings. Contractor shall be responsible for minor changes caused by actual site conditions. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions of related architectural elements, utilities and landscaping and furnish and install required fittings.

G. Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies and field conditions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the architect prior to proceeding with work. If immediate notification is not given and such discrepancies exist, the contractor shall assume full responsibility for necessary revisions, as determined by the architect.

3.0 EXISTING FIELD CONDITIONS

A. Preserve and protect all existing trees, plants, monuments, structures, landscape and architectural elements from damage due to work in this section. In the event that damage does occur to inanimate object and structures, the contractor will repair or replace such damage to the satisfaction of the owner or owner's representative. Damage or injury to living plant material will be replaced by the contractor at the contractor's expense.

B. Trenching or other work required in this section under the Imp spread of existing trees shall be done by hand or by other methods so as to prevent damage or harm to limbs, branches and roots.

C. Trenching in areas where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. When a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.

D. Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the sides of trench closest to the trees or trees affected shall be covered with plastic or burlap.

E. Protect, maintain and coordinate work with other contracts, specifications, utilities and utilities. Excavate and shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the cost of such repairs shall be paid by the contractor unless other arrangements have been made with the owner.

F. Use caution where trenches and piping cross existing roadways, sidewalks, hardscapes, patios or curbs. In the event that damage does occur, the contractor will repair such damage at the contractor's expense.

4.0 REQUIRED DOCUMENTS

A. Submittals

- Submit (6) six sets of all irrigation equipment to be used, manufacturer's brochure, service manuals, guarantees, and operating instructions for approval to the architect prior to beginning work. Submittals should be in a bound form complete with table of contents. The contractor shall not proceed with work until this submittal is approved in the entirety by the architect.

5.0 MAINTENANCE

A. The maintenance period for irrigation shall begin after a certificate of completion is provided by the architect to the owner.

B. The Contractor shall warrant materials against defects and guarantee workmanship for the period specified under the maintenance agreement. The Contractor shall be responsible for coordinating warranty items with manufacturer/distributor and owner.

C. Settlement of trenches which may occur during the maintenance period will be repaired by the contractor at no expense to the owner.

D. Repairs required due to vandalism before the end of the maintenance period will be performed at the contractor's expense.

E. Prior to a release of responsibility at the end of the maintenance period, the contractor shall schedule a walk through with the owner or owner's representative and disclose and provide the following:

- Current watering schedule requirements.
- Two (2) sets of the required tools for removing, disassembling and adjusting each type of rotor or sprinkler head, and electric control valve used on the project.
- Two (2) keys for each controller unit.
- Four (4) quick coupler keys and matching valves for each type of quick coupler used on the project.

PART 2 - PRODUCTS

2.0 PIPING

General Piping:

A. Pipe sizes shown are nominal inside diameter unless otherwise noted. Pipe shall be identified with the following indelible markings:

- Manufacturer's name.
- Nominal pipe size.
- Schedule or class.
- Pressure rating.
- NFPA (National Sanitation Foundation) seal of approval.
- Date of extrusion.

B. Non-Pressure Lines:

- Non-Pressure Lines: (downstream of electric remote control valve) PVC Class 200, conforming to ASTM D1785-03.
- Fittings: Standard weight, Schedule 40 injection molded PVC, complying with ASTM D1784 and D2466, cell classification 1454-B.

C. Threads - Injection molded type (where required)

- Tees and Ells - slide gated.
- Threaded Nipples: ASTM D2464, Schedule 80 with molded threads.

D. Joint Cement and Primer: Type as recommended by manufacturer of pipe and fittings.

- Manufactured of flexible vinyl chloride compound conforming to ASTM D2885, D3380 and D3381.
- Fittings: Type and make as recommended by tubing manufacturer.

E. ELECTRIC CONTROL VALVES

1. Electric Remote Control Valves: As specified on drawings.

F. VALVE BOXES

1. Isolation Ball Valves, Flush Valve Assemblies, Flow Sensors, Grounding Rods, Communication Cable Splices, and Wire Splices: Carson 1500-12.

2. Electric Control Valves, Drip Valve Assemblies, Master Valves and Manual Drain Valves: Carson 1610-105.

G. AUTOMATIC CONTROLLER UNIT

1. Automatic Controller unit as specified on drawings.

H. ELECTRIC CONTROL VALVE WIRE

1. Low Voltage:

2. AWG UL approved No. 14 direct burial copper wire for all control wires and No. 14 direct burial copper wire for all common wires.
- Wire Colors:
 - Control Wires - Red.
 - Common Wires - White.
 - Master Valve Wires - Blue.
 - Spare Wires - Green (isolated at termination).
- Wire Splice Connectors: Rainbird Pentite Connectors or approved equal.

PART 3 - EXECUTION

3.0 PREPARATION

A. Examine field conditions prior to beginning work described in this section. Grading operations shall be completed and approved prior to beginning work.

B. Verify all sleeve locations prior to beginning work in this section. Flag all existing sleeves and conduits installed by other trades. Report any conflicts and discrepancies to the architect immediately.

C. Irrigation system shall be constructed to the sizes and grades at the location shown on the drawings.

D. Install sleeves to accommodate pipes and wires, under paving, hardscape, grade, sidewalks, and patios prior to asphalt and concrete operations. Compact backfill around sleeves to 95% Modified Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

E. EXCAVATION AND BACK FILL OF TRENCHES

1. Backfill excavation shall be as much as possible follow the layout shown on the drawings. Trenches shall be straight in alignment and support pipes continuously on bottom of trench. Remove rocks and debris greater than 1" in diameter. Over backfill as required in accordance with ASTM D1557.

- Depth of Trench (in landscape areas):
 - Pressure Supply Lines 18" from top of pipe to finish grade.
 - Control wiring, directly at side and bottom of pressure supply line.
- Depth of Trench (under asphalt paving or concrete):
 - Pressure Supply Lines 24" from top of pipe to aggregate base.
 - Non-Pressure Lines 24" from top of pipe to aggregate base.

a) Piping located under asphalt paving or concrete shall be installed with the appropriate sized sleeve and back fill with sand bedding (6" below pipe and 6" above pipe).

b) Compact back fill material in 6" lifts at 90% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping device.

- Set in place, cap, and pressure test piping in the presence of the owner or owner's representative prior to back fill.

C. Width of Trench

- Pipe Greater than 3", 14" minimum.
- Pipe Less than 3", 1" minimum.

D. Width between Trenches:

- Irrigation Trench to Irrigation Trench: 6" minimum.
- Irrigation Trench and other Trade Trenches: 12" minimum.

E. Boring: Boring will only be permitted where pipes must pass under an obstruction that cannot be avoided or removed. Back fill shall match surrounding soil density and grain. Boring under existing paving, sidewalks, or hardscapes may be permitted at contractor's own risk. Contractor is responsible for any repairs or damage to such items at their own expense.

F. Back Fill: Back fill of trenches may not be done until all required testing for the irrigation system has been completed.

G. Material: Excavated material is generally considered to be adequate for backfill operations. Before beginning the back fill operation, insure that backfill material is free from debris and rocks greater than 1" in diameter and is not mixed with topsoil. These materials after separated from back fill, shall be legally disposed of at contractor's expense.

H. Bedding: Bed pressure supply line with construction grade sand 6" above and 6" below pipe. Remaining back fill may be as described above.

- Bed all electrical control wire and communication cable wire, trench separate from pressure supply line, with construction grade sand 6" above and 6" below wire.
- When back fill, slightly mounded filled trenches for settlement after back fill is compacted. Compact back fill to a 90% maximum density in accordance with ASTM D1557 with a mechanical tamper. Do not leave trenches open for a period greater than 48 hours. Open trenches shall be protected in accordance with current OSHA regulations.
- Smooth trenches to finish grade prior to requesting a walk through for substantial completion with the architect.

5.0 POINT OF CONNECTION(S)

A. Point of connection shall be approximately as shown on drawings. Connect new underground piping and valves and provide all flanges, adapters, or other necessary fittings.

B. INSTALLATION OF SOLVENT WELD POLYVINYL CHLORIDE PIPE (PVC)

1. Polyvinyl chloride pipe shall be cut with an approved PVC pipe cutter designed only for that purpose.

- All plastic-to-plastic solvent weld joints shall use only the solvent recommended by the pipe manufacturer. Do not install solvent weld pipe when temperature is below 40°F.
- Pipe ends and fittings shall be wiped with MEK, or approved equal, before using solvent is applied. Solvent joints shall be given a minimum of 5 minutes to set before moving or handling.
- Pipe shall be snaked from side-to-side on trench bottom to allow for expansion and contraction.
- All changes of direction over 15 degrees shall be made with appropriate fittings.
- When pipe laying is not in progress at the end of each working day, close pipe ends with tight plug or cap.
- Install pressure supply line locating tape along the entire length of pressure supply line.
- Coordinate pressure supply line with sand bedding operations.
- No water shall be permitted in the pipe until inspections have been completed and a period of at least 24 hours has elapsed for solvent weld setting and curing.
- Center lead pipe with small amount of back fill to prevent arcing and slipping under pressure. Leave joints exposed for inspection during clamping operations. Leave joints exposed for inspection during clamping operations.

C. ELECTRIC CONTROL VALVES

- Install each electric control valve in a separate valve box so that cross handle is 3" min. below valve box cover as specified on the detail drawings.
- Group electric control valves together as specified on the drawings allowing a maximum of 12" between each valve box. Install valve boxes in the same direction and parallel with one another and perpendicular to paving, hardscape, sidewalks and patios.

D. VALVE BOXES

- Place gravel sump below and around each valve box prior to installing valve box as specified on the drawings. Place remaining portion of gravel excise as required in this section and around all fittings. Valve box shall be fully supported by gravel sump. No brick or wood supports are allowed.

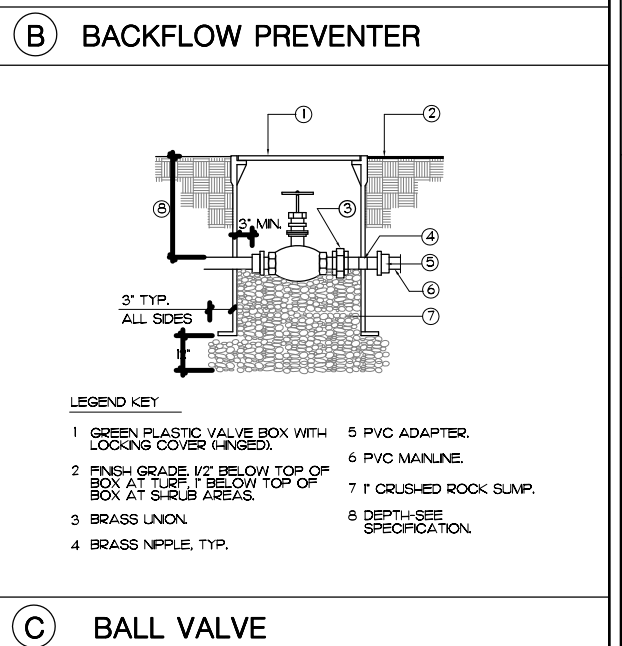
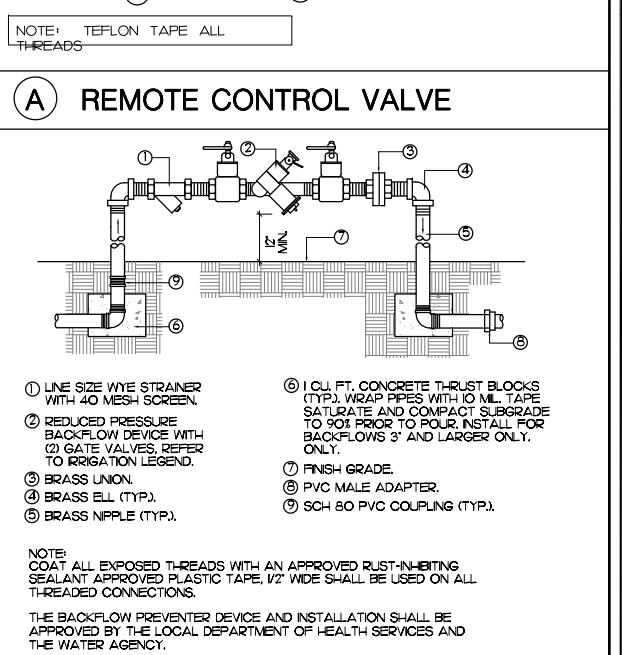
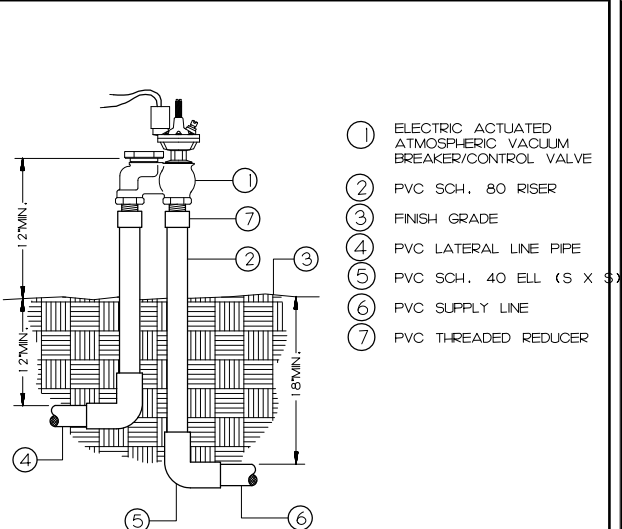
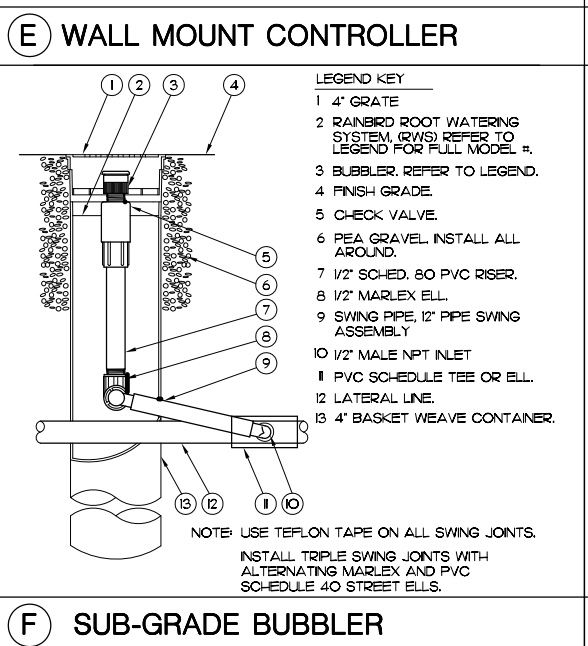
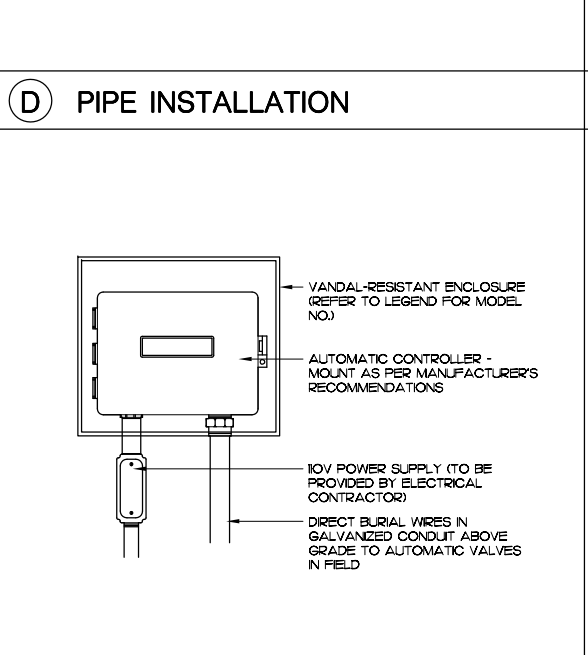
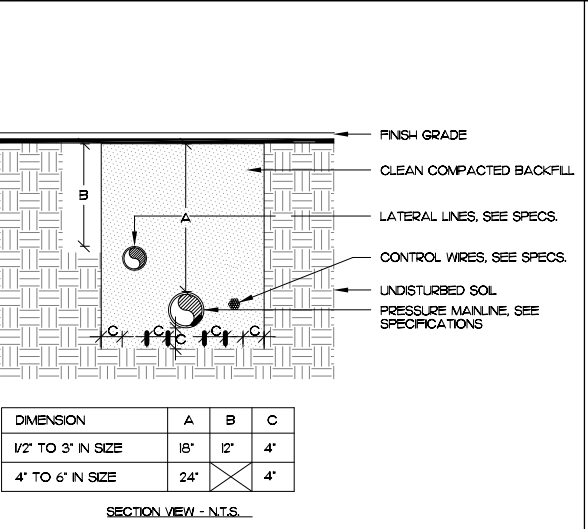
E. AUTOMATIC CONTROLLER UNIT

- Verify electrical power at location of automatic controller unit prior to installation of automatic controller unit. Notify architect immediately if power source is not available.
- Remote controller to the on/off switch and existing power source. Controller shall not be plugged into sockets provided for other equipment.
- Install automatic controller unit where shown on drawings per manufacturer's specifications. Controller shall be tested with complete electrical connections. The Contractor shall be responsible for temporary power to the Controller for operation and testing purposes.
- Connect electric control valve and drip valve assembly wiring to controller unit in the same numerical sequence as indicated on the drawings.
- Connect flow sensing and master valve wiring to controller unit.
- Install a separate ground wire for each controller unit as specified on the drawings.
- Above ground conduit shall be rigid galvanized pipe with the appropriate fittings. Below ground conduit shall be PVC SCH 40 pipe with appropriate fittings.
- Label each automatic controller unit with the letter or number designated on the drawings. Letter or number shall be located in a visible location on the inside panel cover with 3" high vinyl letters.
- Each automatic controller unit shall be completely operable prior to scheduling a walk through for substantial completion.

F. ELECTRICAL WIRE

1. Low Voltage Wiring:

- Bury control wiring in same trench as pressure supply line as specified.
- Bundle all 24 volt wires at 20" intervals with electrical tape.
- Provide expansion loops at every pressure supply line angle fitting inside each electric remote control valve box, drip valve assembly, valve box, and at 250' length intervals along routing. Form expansion loop by wrapping wire a minimum of 10 times around a 3/4" pipe and withdrawing pipe.
- Limit splicing of electrical wiring. Provide each splice made at intervals or in electric control valve and drip valve assembly valve boxes with Rainbird Pentite connectors or approved equal.
- Wire splices occurring at intervals outside electric control valve box and drip valve assemblies shall be installed in a separate valve box.
- Provide (1) one electrical control wire for every electric remote control valve and drip valve assembly. Piggy backing like zones on the same electrical control wire is not allowed.
- Install (2) two spare #14 electrical control wires from the automatic controller unit, parallel to the last electrical control wire on each leg of pressure supply line. Locate the spare wires in their own valve box as specified. In addition to these spare wires, check the drawings for any additional wires that may be required and locate them in the same valve box as the spare wires.



G POP-UP SPRINKLER/BUBBLER

F SUB-GRADE BUBBLER

C BALL VALVE

15505 SAND CANYON AVENUE
BUILDING 'D', 1ST FLOOR
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

14432 SE EASTGATE WAY, SUITE 260
BELLUEVUE, WA 98007-6493
TEL: 425.274.4444 FAX: 425.274.4449

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

RJ. CUNNINGHAM COMPANY
Landscape Architects
11 Villanora
Laguna Niguel, CA 92677
(949) 661-3998 - rjcla@ebcglobal.net

PROJECT INFORMATION:

VALERIE
66351 HARRISON STREET
THERMAL, CA 92274
RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: **mdm** CHECKED BY: **RJC**

SHEET TITLE:
IRRIGATION DETAILS AND SPECIFICATIONS

SHEET NUMBER: **L-3** REV:

PLANTING SPECIFICATIONS

A. GENERAL

1. Scope of Work

a. Contractor shall furnish all labor, material, equipment, and services necessary to install all landscape planting, as indicated on the approved drawings and as specified herein, and shall perform all other incidental work necessary to carry out the intent of this specification and drawings including the following:

- 1) Fine grading, soil preparation, planting of trees, shrubs, vines, ground covers and lawn, staking and staking trees, and weed abatement.
- 2) One hundred-day maintenance.
- 3) Provide guarantee.

b. All irrigation work shall be approved by the Landscape Architect prior to any work in this section being performed.

2. Agronomic Soils Report

a. After completion of rough grading and prior to soil preparation, the Contractor shall provide the testing of planting soils, and composted organic humus materials by an independent agronomic soils testing laboratory (member of the California Association of Agricultural Labs). Representative soil samples shall be taken in the field and a written report shall be prepared by the soil scientist and shall include recommendations for applications, preplant fertilization, hydromulch slurry, and post-maintenance fertilization program.

b. Soil preparation specifications shall be prepared based on the test results and recommendations and shall be approved by the Landscape Architect prior to soil preparation.

c. Soil tests shall be performed after soil preparation to confirm that soil preparation was performed in compliance with preplant soils report and specifications.

Landscape

3. Protection of Existing Trees and Plants to Remain

a. Contractor shall not store materials or equipment, permit burning, operate or park equipment under the branches of any existing plant to remain.

b. Contractor shall provide barricades, fences or other barriers as necessary at the drip line to protect existing plants from damage during construction.

c. Contractor shall notify Landscape Architect in any case where Contractor feels grading or other construction called for by the plans may damage existing plants.

d. If existing plants to remain are damaged during construction, Contractor shall replace such plants of the same species and size as those damaged at no cost to the Owner. Determination of extent of damage and value of damaged plant shall rest solely with the Owner. Value loss will be calculated using the method established by the International Society of Arboriculture. Determination of whether to accept compensation through tree replacement or monetary settlement shall rest solely with the Owner.

4. Substitutions

a. Specific reference to manufacturers names and products specified in this Section are used as standards this implies no right to substitute other materials or methods without written approval of the Landscape Architect.

b. Installation and warranty of any approved substitution shall be contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the Landscape Architect without additional cost to the Owner. Approval by the Owner of substituted equipment and/or dimension drawings does not waive these requirements.

5. Submittals

a. Prior to installation, the Contractor shall submit to the Landscape Architect two copies of manufacturers literature, receipts of sale, and laboratory analytical data for the following items:

- (1) Organic Amendments
- (2) Topsoil
- (3) Commercial Fertilizer
- (4) Mulch
- (5) Plant Material

b. Refer to irrigation specifications for additional submittal requirements.

6. Product Handling

a. Contractor shall furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis, and name of manufacturer. All containers, bags, etc., shall remain on site until work is completed.

b. Contractor shall notify Landscape Architect 7 days prior to delivery of plant material and submit itemization of plants in each delivery.

7. Clean Up

a. Upon completion of each phase of work under this section, the Contractor shall clean up and remove from the area all unused materials and debris resulting from the performance of the work. The site shall be left in a broom-clean condition, and wash down all paved areas within the project site. Leave works in a clean and safe condition.

B. PRODUCTS

1. Plant Material

a. All plants shall be of the size, variety, age, and condition as shown on the drawings and as specified herein.

b. Quality

1) Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules, and grading.

c. Roots shall be sufficiently developed to the perimeter of the root ball to hold the root ball together, but should not display roots on the perimeter of the root ball, visible on the perimeter of the root ball.

The root ball shall be free of roots 1/5 the trunk diameter visibly circling the trunk, and free of roots protruding above the soil.

In the event of disagreement as to condition of root system, the root condition of the plants furnished by the contractor in containers will be determined by removal of earth from the roots of not less than two plants of each species or variety, where container grown plants are from several sources, the roots of not less than two plants of each species or variety from each source will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot, or lots, of plants represented by the defective samples.

d. Plants shall be true to species and variety in accordance with the American Association of Nurserymen Standards. Each group of plant materials delivered to the site shall be clearly labeled as to species and variety and nursery source.

e. There shall be no substitution of plants or sizes for those listed on the accompanying plans except with approval of the Landscape Architect.

f. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples shall show no root-bound conditions. Container plants that have cracked or broken balls of earth when taken from container shall not be planted except upon special approval by the Landscape Architect.

g. Plants not conforming to the requirements herein specified will be considered defective and such plants, whether in place or not, will be marked as rejected. Contractor shall immediately remove rejected plants from the premises and replace with new acceptable plants at his expense.

2. Topsoil

a. Soil to be used as planting medium for the project shall be fertile, well drained, of uniform quality, free of stones over 1-inch diameter, sticks, oils, chemicals, plaster, concrete, and other deleterious materials.

b. Imported topsoil shall be from sources approved by the Landscape Architect which meet the standards specified above.

c. The Contractor shall provide for the testing of proposed topsoil by a certified agronomic soils testing laboratory and shall submit soil analysis, recommendations and topsoil sample to the Landscape Architect for approval. Import topsoil shall not be delivered to the site prior to Landscape Architect approval. The Landscape Architect may request additional testing of imported topsoil at the site to determine conformance to the approved report. Rejected topsoil shall be removed at no cost to the Owner.

d. If stockpiling is requested, locations and amounts of stockpiles shall be approved by the Owner.

3. Soil Amendments and Fertilizer

Recycled materials shall be used unless unavailable or cost prohibitive.

a. Provide standard, approved and first-grade quality materials, in prime condition when installed and accepted. Deliver commercially processed and packaged material and manufacturer's guaranteed analysis. Supply a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance, or bearing the manufacturer's guaranteed analysis to the Landscape Architect.

d. Soil Amendments

1) Soil sulfur - Agricultural grade sulfur containing minimum of 99 percent sulfur (expressed as elemental).

2) Iron sulfate 20 percent iron (expressed as metallic iron), derived from ferric and ferrous sulfate, 10 percent sulfur (expressed as elemental).

3) Calcium carbonate - 95 percent lime as derived from oyster shells.

4) Gypsum - Agricultural grade product containing 90 percent minimum calcium sulfate.

5) Dolomite lime - Agricultural grade mineral soil conditioner containing 35 percent minimum magnesium carbonate and 49 percent minimum calcium carbonate, 100 passing No. 65 sieve; provide Kaler Dolomite 65/35 or other approved.

6) Fine sand - Clean, natural fine sand free from deleterious material, weed seed, clay balls, or rock with minimum of 95 percent passing a No. 4 sieve and maximum of 10 percent passing a No. 100 sieve.

e. Fertilizer

1) Fertilizer shall be pelletized or granular form consisting of the percentage by weight of nitrogen, phosphoric acid and potash as recommended by the approved agronomic report. Planting fertilizer shall be mixed by the commercial fertilizer supplier.

2) Plant tablets shall be slow release type with potential acidity of not more than 5 percent by weight.

4. Pesticides and Herbicides

a. All chemicals used for weed control shall be registered by the State of California Department of Food and Agriculture and the Environmental Protection Agency with registration identification on the label. Label shall be at job site at all times.

b. All chemicals shall be applied as per registered label instruction and manufacturer's recommendations.

c. Chemicals requiring a licensed applicator must be applied by persons registered with the County of Riverside Department of Agriculture's Commissioner's Office as possessing a current, valid, qualified pest control applicator's license.

d. The use of any restricted materials is forbidden unless a special use permit is obtained from the County of Riverside Department of Agriculture.

e. The nonselective, translocative herbicide shall be 'Roundup' or approved equal.

C. EXECUTION OF WORK

1. General

a. Perform actual planting only during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice.

b. Confirm location and depth of underground utilities and obstructions. If underground structures or utility lines are encountered in the excavation of planting areas, other locations for planting shall be approved by the Landscape Architect.

c. All planting layout and staking shall be accurately made in accordance with the plans. All trees shall be a minimum of 3 feet from structures or utility lines and are subject to spacing and distances required by City standards.

d. Plant locations shall be approved by the Landscape Architect prior to excavation and are subject to spacing and distances required by City standards.

e. Planting Holes

Planting holes shall have irregular, nonglazed sides, and shall be a minimum of three times the diameter, and one and one-half times the depth of the original plant container.

2. Planting of Shrubs and Groundcovers

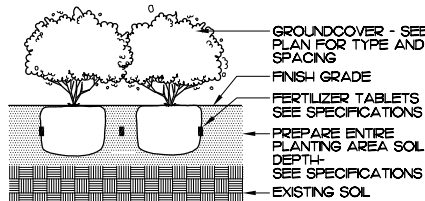
a. Shrubs and groundcovers shall not be allowed to dry out before or while being planted. Roots shall not be exposed to the air except while actually being placed in the ground. Wilting plants will not be accepted.

b. Plant in straight rows evenly spaced, and at intervals required by drawings, use triangular spacing.

c. Plant each rooted plant with its proportionate amount of flat soil. Immediately water after planting until entire area is soaked to full depth of each hole.

d. Protect plants from damage and trampling at all times.

e. Topdress all groundcover and shrub areas with 2-inch layer of approved bark mulch.

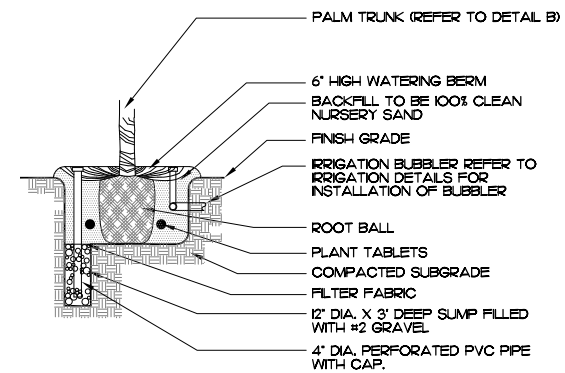


NOTES:
CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL

WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED AND PREPARE ENTIRE BED

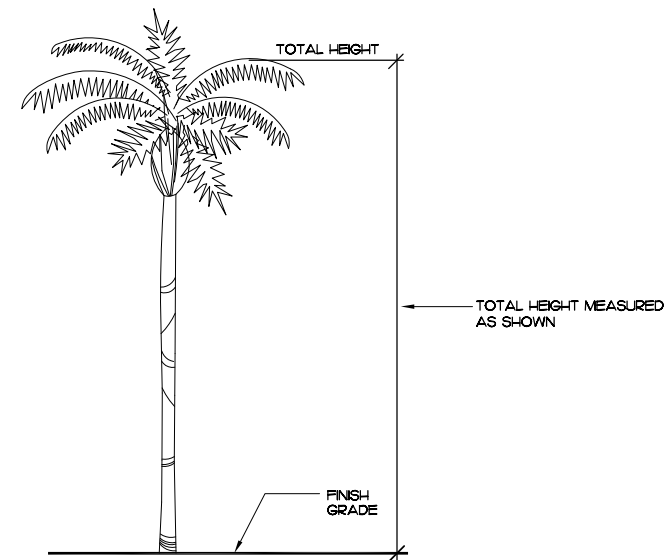
WIDTH OF PLANTING PIT SHALL NOT BE LESS THAN 1/2 TIMES THE DEPTH OF THE ROOTBALL

(C) SHRUB AND VINE PLANTING



NOTES:
CONTRACTOR SHALL PLACE PALM TRUNK IN EXACT CENTER OF TREE WELL.
REFER TO IRRIGATION PLANS TO COORDINATE INSTALLATION AND NUMBER OF IRRIGATION BUBBLERS
LANDSCAPE ARCHITECT TO APPROVE FINAL HEIGHT AND LOCATION OF PALM PRIOR TO PLANTING
REFER TO SPECIFICATIONS FOR FERTILIZER REQUIREMENTS

(A) PALM TRUNK HEIGHT



(B) PALM PLANTING

verizonwireless
15505 SAND CANYON AVENUE
BUILDING 'D', 1ST FLOOR
IRVINE, CA 92618

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
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smartlink
14432 SE EASTGATE WAY, SUITE 260
BELLEVUE, WA 98007-6493
TEL: 425.274.4444 FAX: 425.274.4449

| REV. | DATE | REVISION DESCRIPTION |
|------|----------|-------------------------|
| 2 | 08-29-14 | JURISDICTIONAL COMMENTS |
| 1 | 01-24-14 | 100% ZONING DRAWINGS |
| 0 | 01-08-14 | 90% ZONING DRAWINGS |

RJCLA
R.J. CUNNINGHAM COMPANY
Landscape Architects
11 Villamora
Laguna Niguel, CA 92677
(949) 661-3998 - rjcla@ebcglobal.net



PROJECT INFORMATION:
VALERIE
66351 HARRISON STREET
THERMAL, CA 92274
RIVERSIDE COUNTY

CANDIDATE NAME:
CHAPALA MARKET

DRAWN BY: mdm
CHECKED BY: RJC


SHEET TITLE:
**PLANTING DETAILS,
SPECIFICATIONS AND SOILS
REPORT**

SHEET NUMBER: L-4
REV.:

1.2

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: June 1, 2016

TENTATIVE TRACT MAP NO. 31892
SECOND EXTENSION OF TIME
Applicant: Bluestone Communities


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map to subdivide 241.8 acres into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892

BACKGROUND:

On September 22, 2004 the Planning Commission recommended approval to the Board of Supervisors.

The tentative tract map was originally approved at Board of Supervisors along with Change of Zone 06877 on November 30, 2004.

The first extension of time was approved on November 27, 2008.

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

h

recommending the addition of (1) condition of approval, the Transportation Department is recommending the addition of (5) conditions of approval, the Building & Safety Department (Grading Division) is recommending the addition of (4) conditions of approval, the Environmental Health Department is recommending the addition of (1) condition of approval, and the Waste Resources Department is recommending the addition of (2) conditions of approval.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 20, 2016) indicating the acceptance of the thirteen (13) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 30, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 31892**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

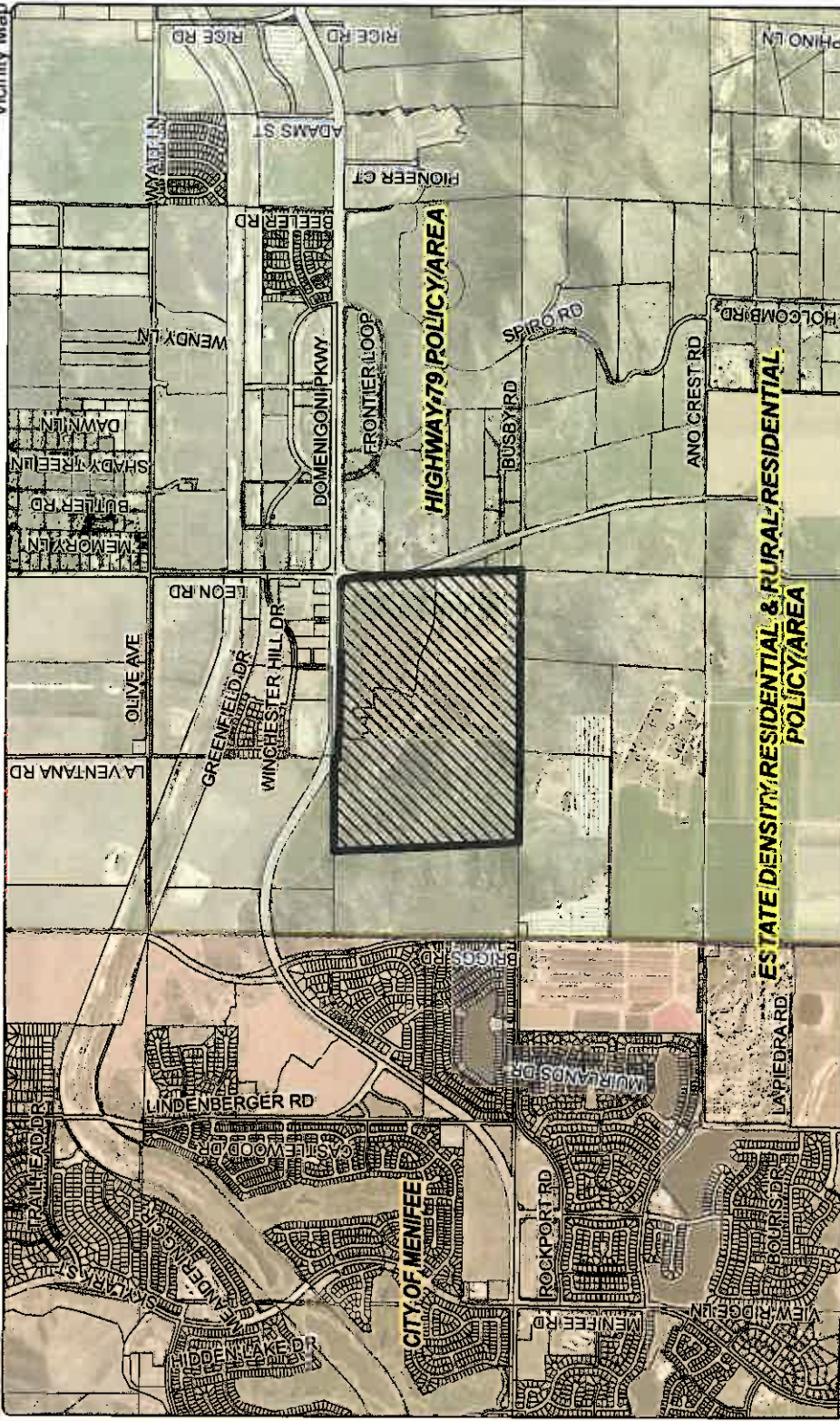
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 05/19/2016
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



0 1,000 2,000 4,000 Feet



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington
District 3

TR31892
LAND USE

Date Drawn: 05/19/2016
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2008, 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) 935-3200 (Western County) or in Palm Desert at (760) 663-8977 (Eastern County) or Website <http://rplanning.rctdun.gov>

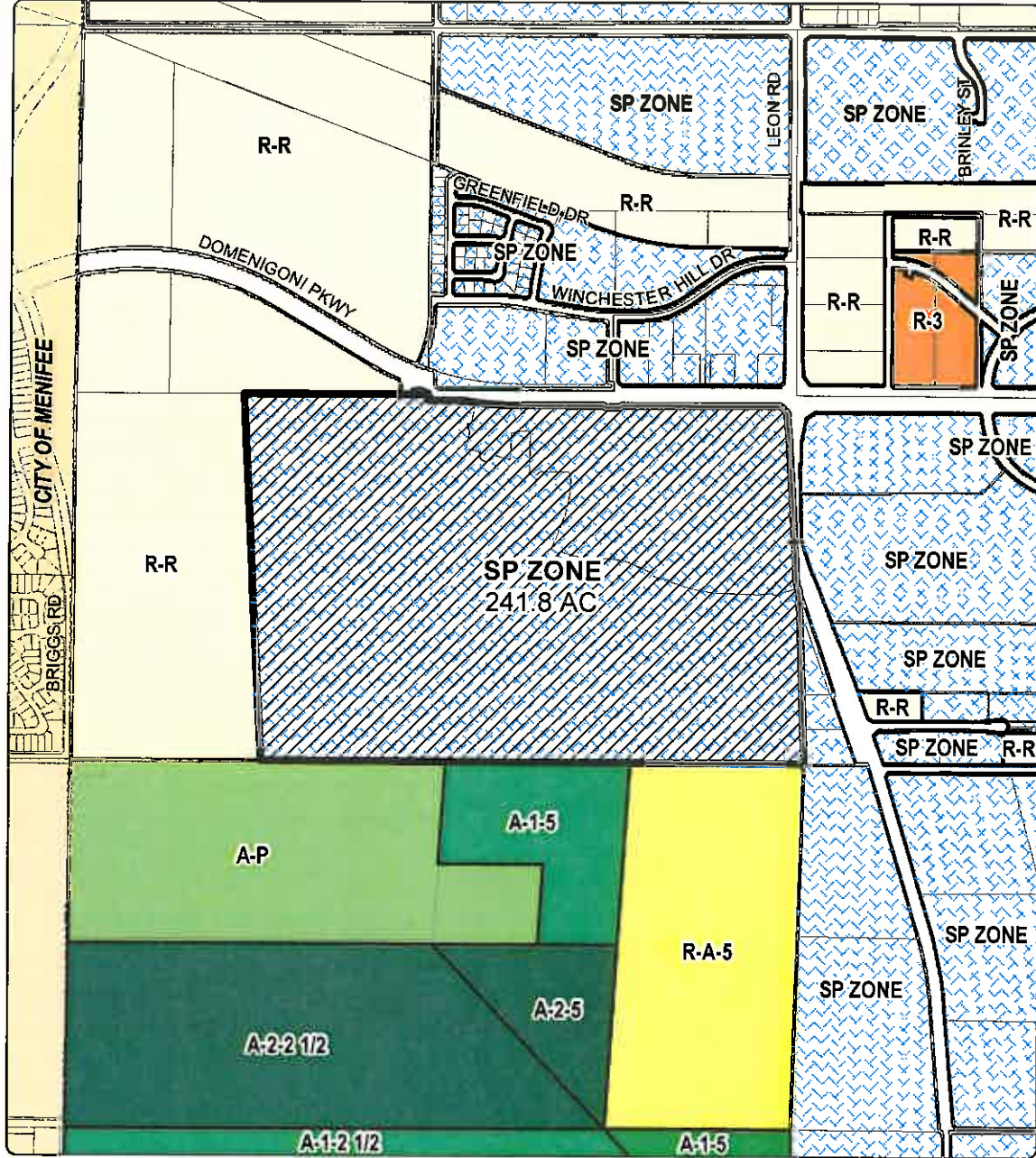
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

EXISTING ZONING

Supervisor: Washington
District 3

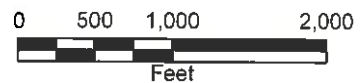
Date Drawn: 05/19/2016
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2005, 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)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ccrnpa.org>



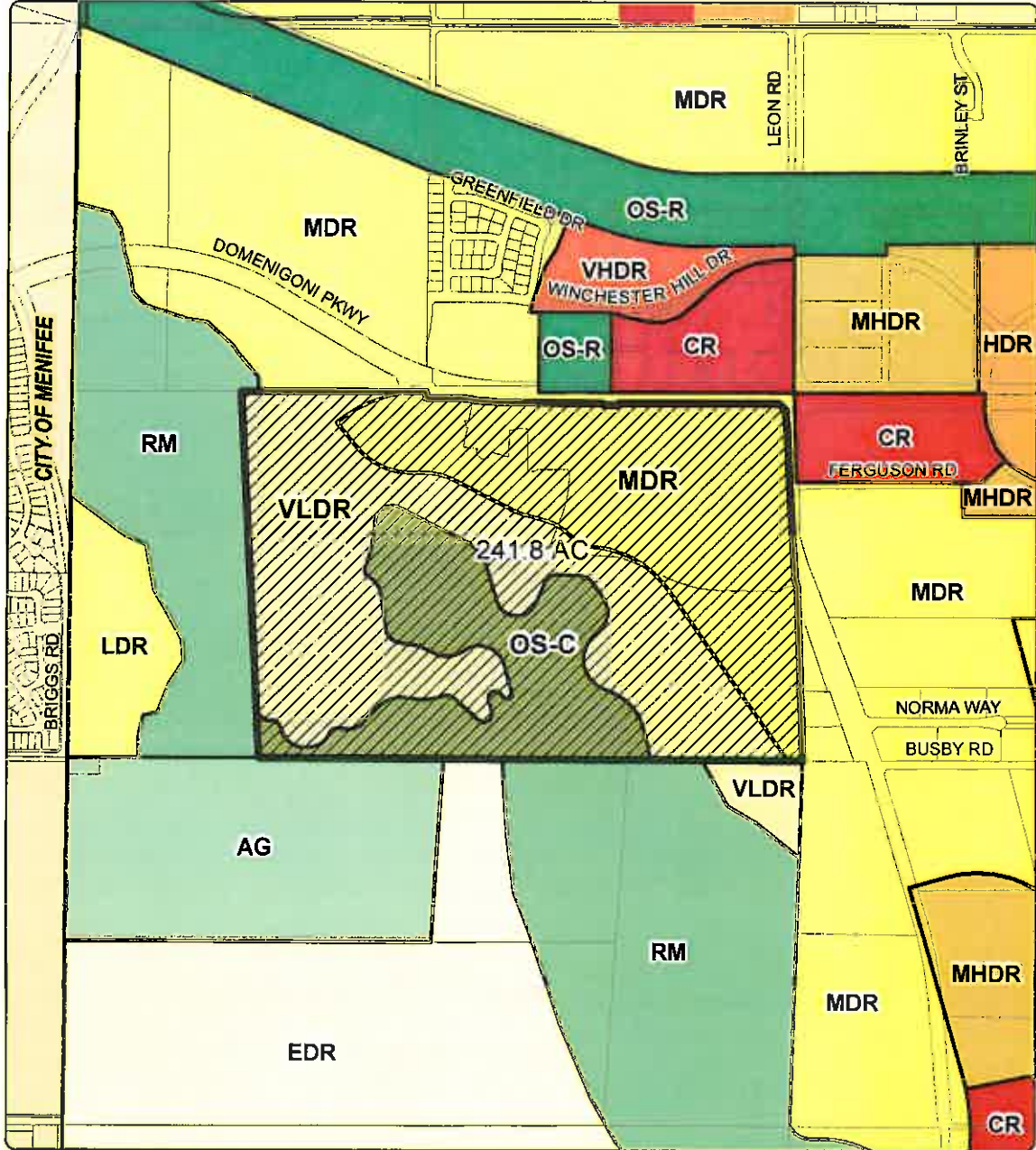
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

EXISTING GENERAL PLAN

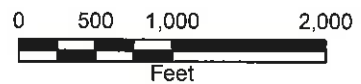
Supervisor: Washington
District 3

Date Drawn: 05/19/2016
Exhibit 5



Zoning Area: Winchester

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)955-9209 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rctd.net>

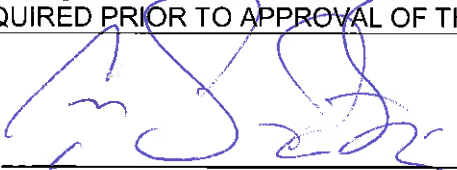
Extension of Time Environmental Determination

Project Case Number: TR31892
 Original E.A. Number: EA39400
 Extension of Time No.: Second
 Original Approval Date: November 30, 2004
 Project Location: South of Domenigoni Parkway and west of Indian Creek Trail

Project Description: Schedule A subdivision of 241.8 acres into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: May 19, 2016
 For Steve Weiss, Planning Director

Arroyo, Roger

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Wednesday, January 20, 2016 2:00 PM
To: Adam Rush
Cc: Justin Bert
Subject: Approval of Conditions of Approval to TR31892 - EOT#3
Attachments: TR31892 rec coas 1-19-16.pdf

Adam,

I have reviewed the attached conditions and they are acceptable.

Ralph Emerson

Bluestone Communities
(714)296-5326

Wheeler, Timothy

From: Adam Rush <arush@cascinc.com>
Sent: Wednesday, January 20, 2016 2:03 PM
To: Arroyo, Roger
Subject: RE: Updated Conditions Letter for EOT # 3 to TR31892
Attachments: Approval of Conditions of Approval to TR31892 - EOT#3

Importance: High

Good Afternoon Roger,

Please accept the attached email as authorization to prepare the Final Staff Report, associated with EOT #3 for Tentative Tract Map No. 31892.

Please let me know if you have any additional questions.

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive
Colton, CA 92324
T: (855) 383-0101 x5370
F: (909) 783-0108
C: (951) 833-0878
arush@cascinc.com
www.cascinc.com



From: Arroyo, Roger [<mailto:RoArroyo@rctlma.org>]
Sent: Tuesday, January 19, 2016 11:29 AM
To: Adam Rush <arush@cascinc.com>
Subject: RE: Updated Conditions Letter for EOT # 3 to TR31892

Adam,

Please verify these are the conditions you are ready to accept.

Best Regards,

Roger Arroyo
(951) 955 - 1195
Urban/Regional Planner III –
Riverside County Planning Department

From: Adam Rush [<mailto:arush@cascinc.com>]
Sent: Monday, January 18, 2016 5:04 PM
To: Arroyo, Roger
Cc: Victorian-White, Rosalee
Subject: Updated Conditions Letter for EOT # 3 to TR31892
Importance: High

Roger,

Good Morning!

I trust you had a great MLK Day. As a follow up to my Friday email, I wanted check-in and ascertain when we might be able to obtain an updated Conditions of Approval (COA) Letter associated with the above-referenced Tract Map (TR31892). [Can we obtain this letter on Tuesday, January 19th?](#)

For reference, please find the emails from RCFC&WCD, Transportation, & Building & Safety.

All the best and please let me know if you have any additional questions.

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
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1470 Cooley Drive
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arush@cascinc.com
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TRACT MAP Tract #: TR31892

Parcel: 461-170-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 9 MAP EOT2 CONDITION RECOMMND

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

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 32 MAP-SIGNING & STRIPING (EOT2) 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. 33 MAP - UTILITY PLAN (EOT2) 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. 34 MAP - CONSTRUCT RAMP (EOT2) RECOMMND

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

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 MAP - IMP PLANS (EOT2) RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2- 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. 16 EOT2-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. 17 EOT2- SWPPP REVIEW RECOMMND

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

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 2 EOT2-ECP PHASE I REQUIRED

RECOMMND

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

Please note that further information may be required pending review of all requested items.

TRANS DEPARTMENT

60.TRANS. 1 MAP- IMP CREDIT/REIMBURS EOT2

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2- 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

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

EOT2- ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

WASTE DEPARTMENT

80.WASTE. 1

MAP - (EOT2) WASTE RECYCLE PLA

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.

05/25/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

90. PRIOR TO BLDG FINAL INSPECTION

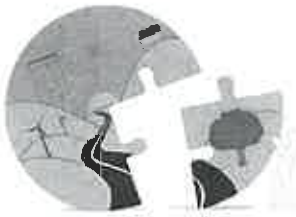
WASTE DEPARTMENT

90.WASTE. 1

MAP - (EOT2) WASTE REPORTING F

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR31892 DATE SUBMITTED: July 10, 2015

Assessor's Parcel Number(s): 461-170-006 & -007

EXTENSION REQUEST First Second Third Fourth Fifth

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

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

Date of Original Approval: November 30, 2004

Applicant's Name: Bluestone Communities E-Mail: remerson@bluestonecommunities.com

Mailing Address: 31441 Santa Margarita Parkway, Suite A-144

Rancho Santa Margarita ^{Street} CA 92688
City State ZIP

Daytime Phone No: (714) 296-5326 Fax No: (949) 954-8503

Property Owner's Name: Bluestone Communities E-Mail: remerson@bluestonecommunities.com

Mailing Address: 31441 Santa Margarita Parkway, Suite A-144

Rancho Santa Margarita ^{Street} CA 92688
City State ZIP

Daytime Phone No: (714) 296-5326 Fax No: (949) 954-8503

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

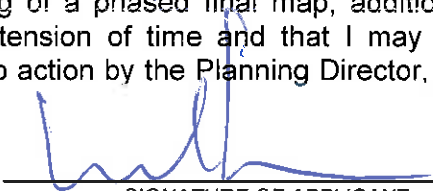
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

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

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

Ralph Emerson

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.

Ralph Emerson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)


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

TENTATIVE TRACT MAP NO. 31892 - Applicant: Scott Gail – Third/Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres - Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

4.1

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Peter Lange
Planning Commission: June 1, 2016

CONDITIONAL USE PERMIT NO. 3078
REVISION NO. 3
CEQA EXEMPT
Applicant: Pines Airpark Association
Engineer/Representative: Sam Puma


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project site is spread across Parcels 1-4 of Parcel Map No. 16033 which totals approximately 40 acres. The project scope will not involve any improvements on the forty (40) acre project site which houses the existing airstrip or the four (4) neighboring single family residential dwellings and storage structures.

The proposed project is located north of Scott Street, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road.

Background:

The Pines Airpark Association airstrip was initially approved by the County of Riverside on January 9, 1978 through the approval of Conditional Use Permit No. 2023-W (CUP02023-W) which expired on February 1, 1991 and was limited to the private use of the Pines Airpark Association.

The Pines Airpark Association airstrip (CUP No. 3078) was approved on March 26, 1991 and set to expire March 23, 1998. On March 3, 1998, Conditional Use Permit No. 3078 Revision Permit No. 1 (CUP3078R1) proposed to extend the life of the Pines Airpark airfield for an additional ten (10) years and was approved by the Riverside County Board of Supervisors on June 23, 1998. CUP3078R1 was set to expire on June 6, 2006.

Conditional Use Permit No. 3078 Revision Permit No. 2 (CUP3078R2) was applied for on June 18, 2004 and proposed to extend the permit life for an additional ten (10) years. In addition, the application also amended Condition of Approval (COA) 10.PLANNING.30(c) to provide that "Not more than one (1) operational aircraft per residence shall be operating in flight at any time." CUP3078R2 also altered the takeoff and landing pattern for the private airstrip. The permit was approved by the Riverside County Planning Commission on October 20, 2004, Received and Filed by the Riverside County Board of Supervisors on November 30, 2004, and was set to expire on June 16, 2016.

The existing airstrip is currently unpaved and is approximately 55 feet wide and 2400 feet long. There are four (4) single family residential dwellings located adjacent to the existing airfield. Each single family dwelling has a storage structure, water well, and a septic tank. At this time, there are five (5) airplanes kept on the proposed project site and are maintained and housed in the existing storage units.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum)

M

- 2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R:R-R)(5 Acre Minimum) to the east, west, and south, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north.
- 3. Existing Zoning (Ex. #2): Rural Residential (R-R)
- 4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the east, west, and south, and Specific Plan (SP) to the north.
- 5. Existing Land Use (Ex. #1): Private airstrip and four (4) single family residential dwellings
- 6. Surrounding Land Use (Ex. #1): Vacant property to the north and south and single family residential dwellings to the east and west.
- 7. Project Data: Total Acreage: 40
- 8. Environmental Concerns: CEQA Exempt per section 15301

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVE Conditional Use Permit No. 3078 Revision No. 3, 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.

- 1. The project site is designated Rural: Rural Residential (R:RR)(5 Acre Minimum) on the Harvest Valley/Winchester Area Plan.
- 2. The Rural Residential (RR) land use designation allows for one single family residence per five aces, as well as limited animal-keeping and agricultural uses, limited recreational uses, compatible resource development and associated uses, and governmental uses. As addressed in the project description, the project scope proposes to extend the life of an existing private airstrip to June 30, 2036. The existing airstrip is intended for the sole recreational use of the members of the Pines Air Park Association and does not propose commercial operations as part of the project scope. Conditions of Approval (COA) have been added which restricts the number of flight operations per day, operational aircraft operating in flight at any one time, and prohibits the field to be used for commercial uses such as flight instruction. The project can be considered a limited recreational use and in result, is consistent with the Rural Residential (R:RR) land use designation.
- 3. The project site is surrounded by properties which are designated Rural Residential (R-R)(5 Acre Minimum) to the east, west, and south, and Medium Density Residential (CD:MDR)(2-5 DU/AC) to the north.
- 4. The zoning for the subject site is Rural Residential (R-R).

CONDITIONAL USE PERMIT NO. 3078 REVISION PERMIT NO. 3

CEQA EXEMPT

PC Staff Report: JUNE 1, 2016

Page 3 of 5

5. The proposed use, airport or landing field is a permitted use, subject to approval of a conditional use permit, per section 5.1.d.1 of Ordinance No. 348 (Rural Residential zoning classification).
6. The proposed project, existing private airfield, is consistent with the development standards of the Rural Residential (R-R) zoning classification. More specifically, the Rural Residential (R-R) zoning classification requires a one-half acre minimum lot size. As indicated on the proposed exhibit, the project site is approximately forty (40) acres. The subsequent development standards listed in the Rural Residential (R-R) zoning classification are with regards to the height requirements of single family residential homes, buildings, or structures. Located within the northern, central, and southern portions of the project site are scattered single family dwellings and storage structures. The single family dwellings and storage structures are existing structure and are not affiliated with the project scope of CUP No. 3078R3. Therefore, the project is allowed in the Rural Residential (R-R) zoning classification and complies with the zone's development standards.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the east, west, and south, and Specific Plan (SP) to the north.
8. Single family residential dwellings have been constructed and are operating in the project vicinity.
9. The project site is not located within a 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 preservation purposes. The proposed project site is not located within a CAL FIRE state responsibility area or a very high fire hazard zone. The project site is also located within the Highway 79 General Plan Policy Area. The purpose of the Highway 79 Policy Area is to address new development and adequate transportation infrastructure within the policy area. The project does not propose new development and will not be expanding the existing airstrip or the existing single family residential and storage structures located on the site. It only proposes to extend the life of a previously approved private airstrip. Additionally, as indicated in the Conditions of Approval (COA), the County of Riverside Transportation Department determined, in accordance with the Traffic Impact Analysis (TIA) Preparation Guide, that the project would be exempt from a traffic study due to the potential of the project generating less than 100 vehicular trips during peak hours. As a result, the project will not significantly affect existing circulation infrastructure or affect Level of Service standards and is consistent with the Highway 79 Policy Area.
10. Although the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301; and, therefore, AB 52 does not apply to the project, Planning staff still sent AB 52 notification letters in July 2015 to Tribes requesting notification. Staff received notification from the Pechanga Tribe on August 26, 2015 requesting to initiate project consultation. On March 17, 2016, Planning staff discussed the project with the Pechanga representatives via teleconference to discuss the overall project scope. During the discussion, the Pechanga representative requested that an Environmental Constraints Sheet be placed on the project. Planning staff responded by drafting an AB 52 conclusion letter that identified the project will not involve ground disturbing activities and an Environmental Constraints Sheet did not seem necessary. Planning staff did not receive a further response from Pechanga. Based on the information gathered by Planning and the information provided by Pechanga, Planning concluded that the project remains exempt from CEQA and AB 52 consultation was concluded on March 30, 2016.

11. The proposed project has been determined to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 (Existing Facilities) includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

As identified in the project scope, the project proposes to extend the life of an existing private airstrip onto June 30, 2036. The airstrip is currently a grass landing field (unpaved) and approximately 55 feet wide and 2,400 square feet long. The project does not propose expanding or altering the previously permitted airfield nor the neighboring single family dwellings or storage structures. The airfield is for the sole use of the Pines Air Park Association and will not be used flying instruction, proficiency examination for licensing requirements, or maintenance of aircraft not based at the existing airstrip facility. Therefore, the proposed project will not expand the existing use and is consistent with what was entitled through the previous entitlements for the property. The project is exempt from CEQA pursuant to Section 15301 (Existing Facilities).

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

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. High Fire or State Responsibility Area;
 - c. Criteria Cell or Area of the WRMSHCP;
 - d. A Fault Zone;
 - e. A half-mile of an active earthquake fault;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. An area that has a low to moderate susceptibility to soil liquefaction;

- b. Susceptible to soil subsidence;
 - c. A 100-year flood plain and an area drainage plan;
 - d. Stephens Kangaroo Rat Fee Area;
 - e. Santa Margarita Watershed;
 - f. Valley-Wide Parks and Recreation District.
4. The subject site is currently designated as Assessor's Parcel Numbers 466-230-047, 466-230-048, 466-230-049, and 466-230-077.

RIVERSIDE COUNTY PLANNING DEPARTMENT

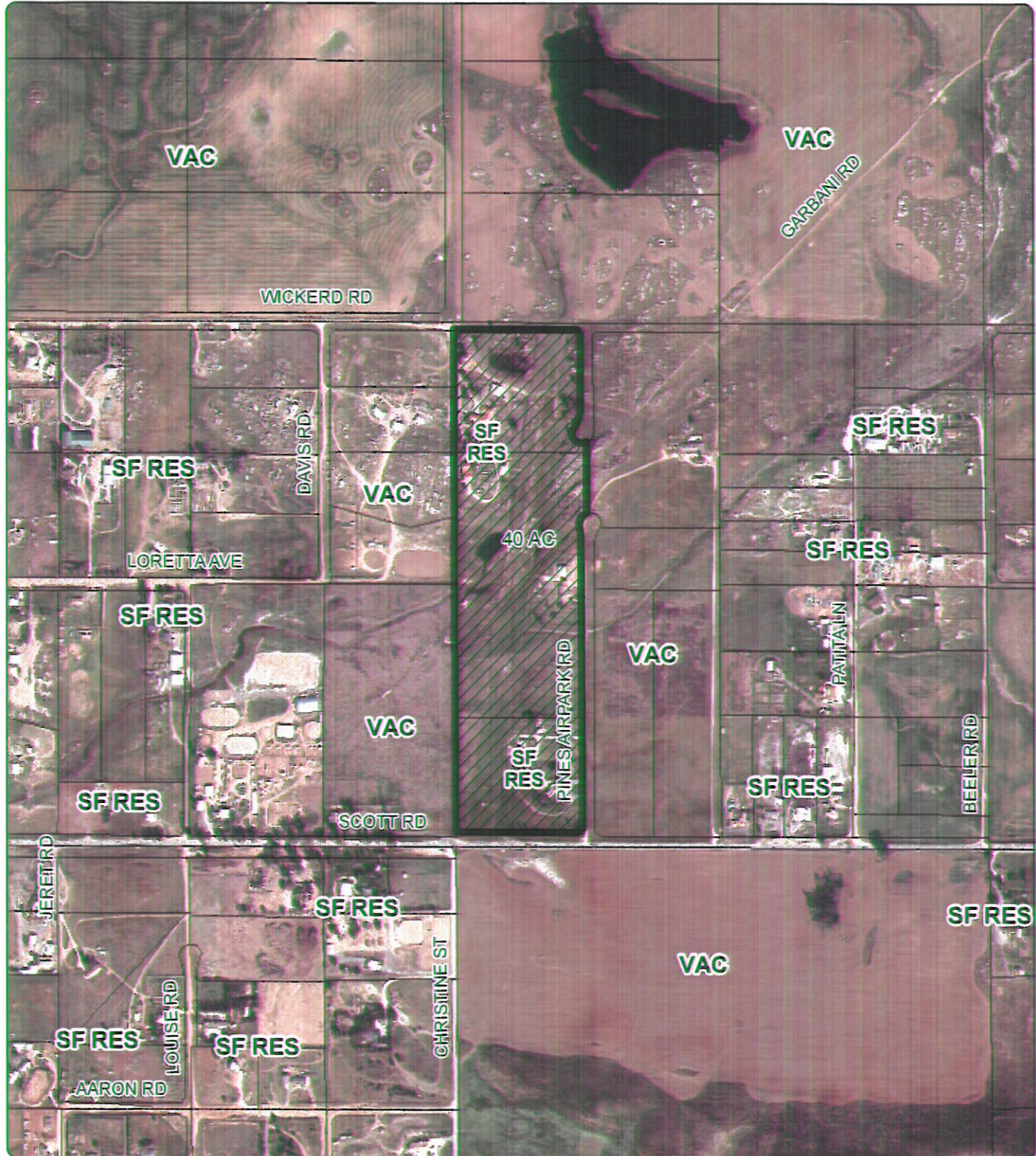
CUP03078R3

LAND USE

Supervisor Washington
District 3

Date Drawn: 07/22/2015

Exhibit 1



Zoning Area: Winchester

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.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

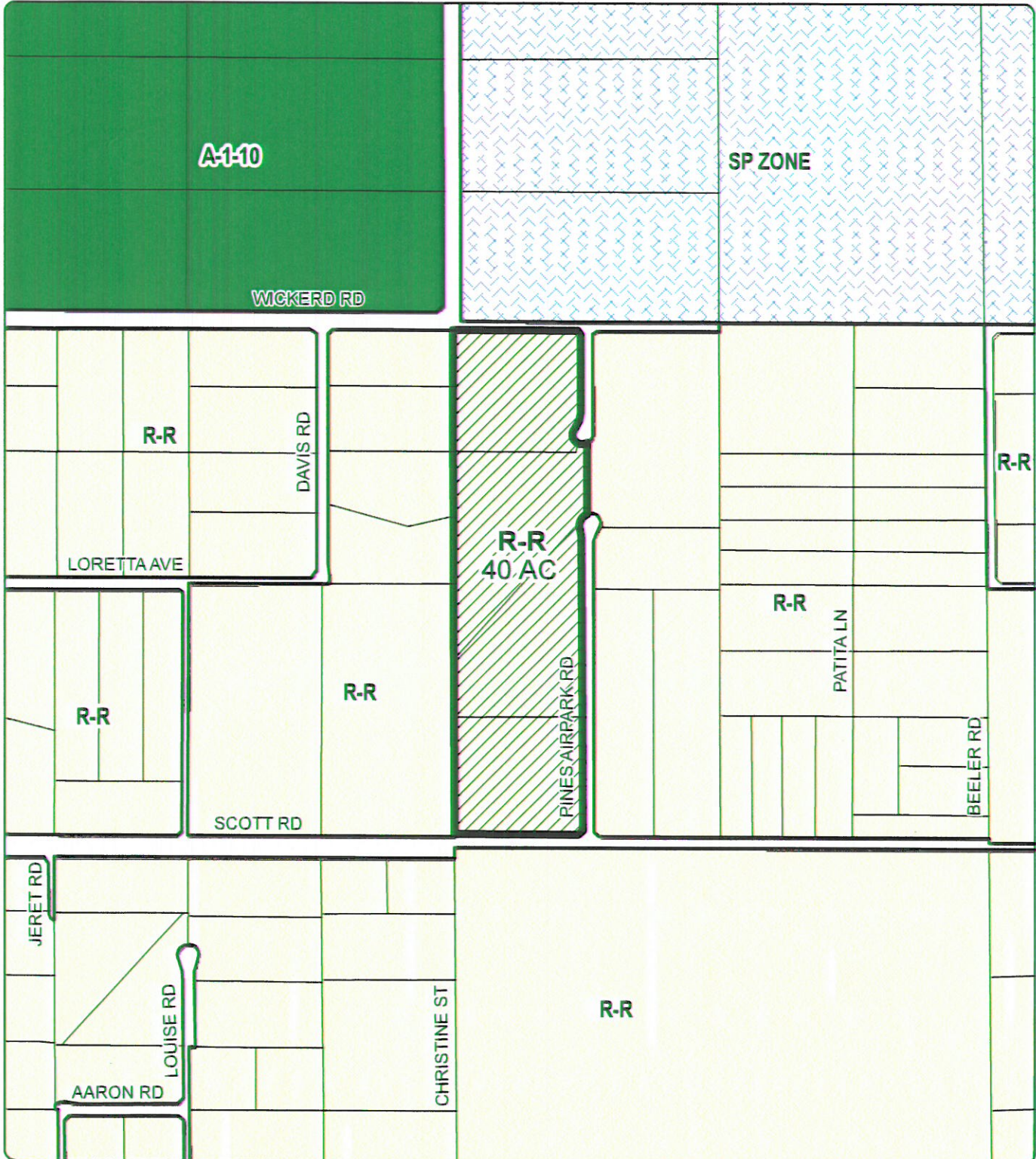
CUP03078R3

EXISTING ZONING

Supervisor Washington
District 3

Date Drawn: 07/17/2015

Exhibit 2



Zoning Area: Winchester

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)963-8277 (Eastern County) or Website <http://planning.rctlma.org>

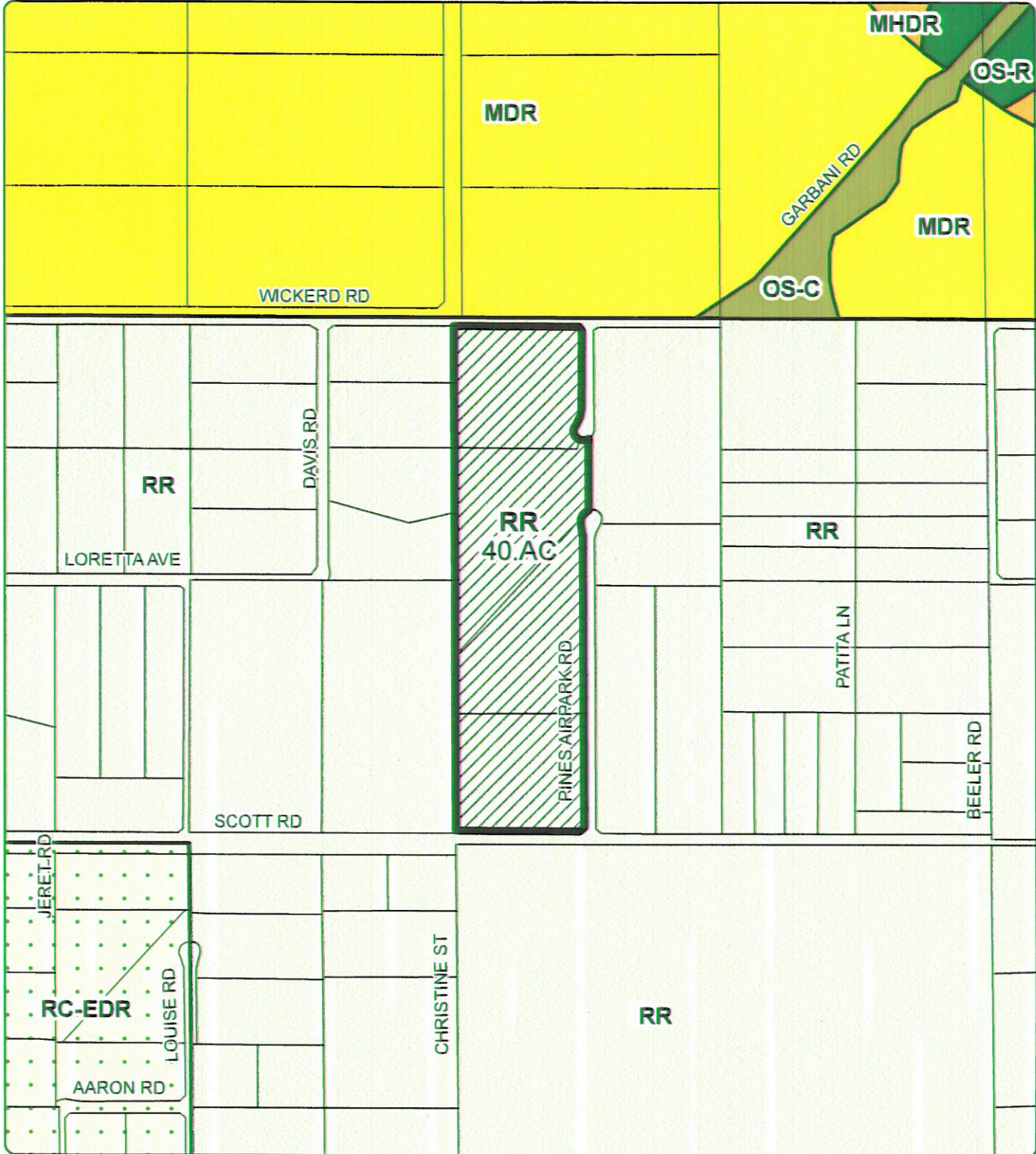
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03078R3

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 07/17/2015
Exhibit 5



Zoning Area: Winchester

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.rctlma.org>

APPLICANT/OWNERS REP.

PINES AIRPARK ASSOC.
SAM C. PUMA PRES.
32600 FLIGHT WAY
WINCHESTER CA 92596
510-722-7862

EXHIBIT PREPARED BY:

SUSAN W. PUMA
32600 FLIGHT WAY
WINCHESTER CA 92596
310-594-6972

LEGAL DESCRIPTION

MAP 16033
BOOK 107
PAGE 85
PARCELS 1, 2, 3, AND 4
COUNTY OF RIVERSIDE

EXHIBIT SCALE: 1" = 200'

EXHIBIT PREPARED 5-14-04

EXHIBIT AREA

2638.19' X 617.77' ± GR.
40 AC. GR.
38 AC. NT.

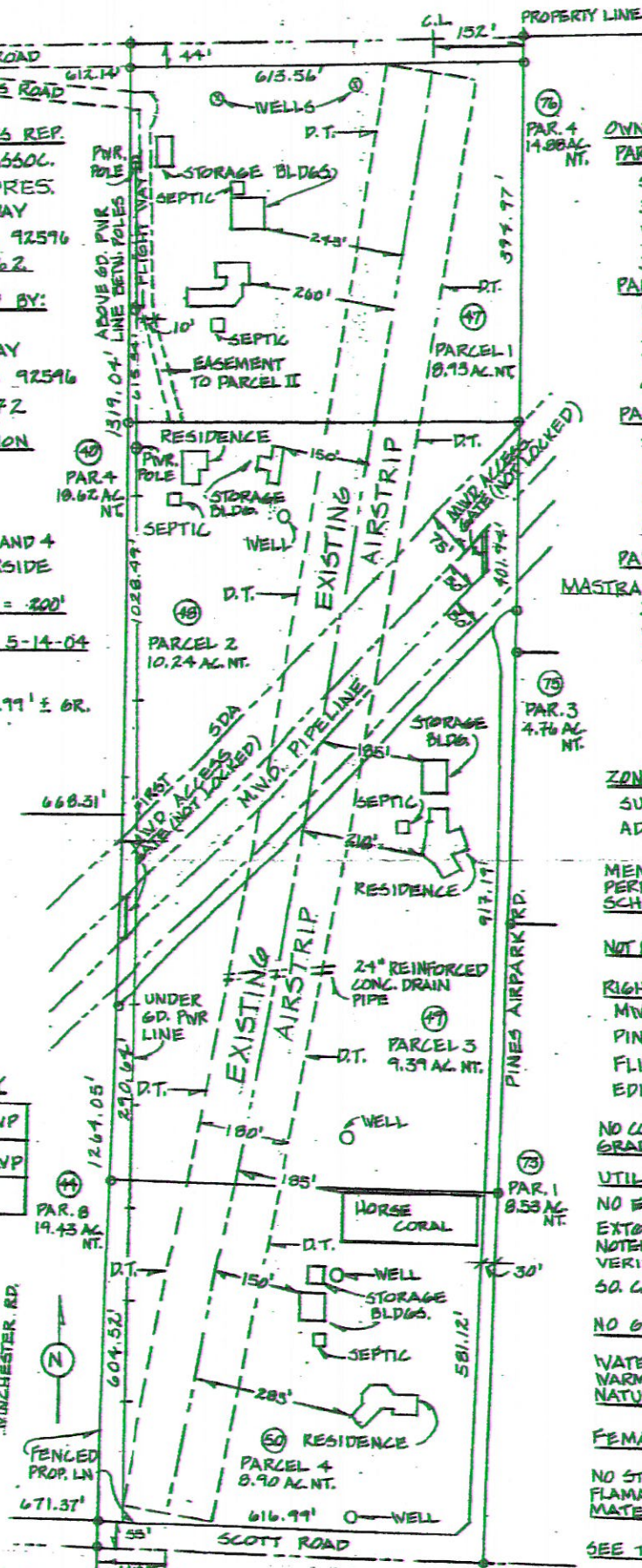
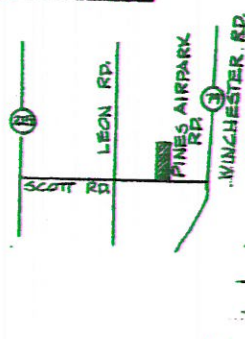
THOMAS BROS MAP

Pg. 869 D7
P. 877 D1
2004 EDITION

REVISIONS

| REVISIONS | BY |
|-----------|-----|
| 5-14-04 | SNP |
| 3-15-15 | SWP |

VICINITY MAP



OWNER INFORMATION

PARCEL 1 #446230047
SAM, SUSAN PUMA
32600 FLIGHT WAY
WINCHESTER 92596
510-722-7862

PARCEL 2 #446230048
ROBT, LYNN KOSAR
32655 FLIGHT WAY
WINCHESTER 92596
951-926-5202

PARCEL 3 #446230049
43350 TEMECULA
... LLC
32785 PINES AIRPK. RD.
WINCHESTER 92596
619-522-0347

PARCEL 4 #446230077
MASTRANGELO FAMILY TRUST
32875 PINES AIRPK. RD.
WINCHESTER 92596
828-265-6030

NOTES

ZONING

SUBJECT PROP. R-R
ADJACENT PROP. R-R

**MENIFEE UNION/
PERRIS UNIFIED
SCHOOL DISTRICT**

NOT IN SE STUDIES ZONE

RIGHT OF WAY EASEMENTS

MWD PIPELINE
PINES AIRPARK RD.
FLIGHT WAY
EDISON POWER LINE.

**NO CONSTRUCTION OR
GRADING**

UTILITIES

NO EMWD OR SEWAGE
EXTD. WELLS, SEPTIC
NOTED ON EXHIBIT
VERIZON-TELEPHONE
SO. CAL. EDISON-ELEC.

NO GEO. HAZARD

**WATERSHED FOR
WARM SPRINGS CREEK
NATURAL DRAINAGE**

FEMA ZONE C

**NO STORAGE OF
FLAMABLE/COMBUSTIBLE
MATERIALS**

SEE TOPD FOR SPOT ELEV.

CONDITIONAL USE PERMIT #3078R3

PRIMARY EXHIBIT

CASE: CUP03078R3
EXHIBIT: A
DATE: 5/21/15
PLANNER: P. Lange

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036 . The project site is spread across Parcels 1-4 of Parcel Map No. 16033 which total approximately 40 acres. The project scope will not involve any improvements on the forty (40) acre project site which houses the existing airstrip or the neighboring single family residential dwellings and storage structures.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT;and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

CONDITIONAL USE PERMIT Case #: CUP03078R3

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3078 Revision No. 3 (CUP3078R3) shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3078, Revision No. 3, dated May 21, 2015.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- MSHCP IF IMPROVEMENTS

RECOMMND

Project approved as long as no improvements or discretionary actions are planned. If they are in the future, MSHCP compliance surveys will be required. This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) and is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

An assessment onsite pursuant to Section 6.1.2, shall include the identification and mapping of all Riparian Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose". Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values of related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of the identified habitat; focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

CONDITIONAL USE PERMIT Case #: CUP03078R3

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP IF IMPROVEMENTS (cont.)

RECOMMND

All Riparian/Riverine, Vernal Pools and other species suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted for the Planning Department application process.

Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)
California Orcutt grass (*Orcuttia californica*)
many-stemmed dudleya (*Dudleya multicaulis*)
Munz's onion (*Allium munzii*)
San Diego ambrosia (*Ambrosia pumila*)
spreading navarretia (*Navarretia fossalis*)
Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)
burrowing owl (*Athene cunicularia hypugaea*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

Urban Wildland Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources an Urban/Wildlife Interface Guideline analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land uses in proximity to the MSHCP Conservation Area shall address:

Drainage
Toxics
Lighting
Noise
Invasive landscape species
Barriers
Grading/Land Development

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP IF IMPROVEMENTS (cont.) (cont.) RECOMMND

Please refer to the draft Biological Procedures located at <http://rctlma.org/Portals/1/EPD/consultant/BiologicalPoliciesProcedures.pdf> for report guidelines. To view the WRMSHCP online go to EPD link

<http://rctlma.org/Portals/0/mshcp/index.html>. The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

If you have any questions, please contact Laura Magee at lmagee@rctlma.org or 951-955-6892.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03078, Revised Permit No. 3, is a request to extend the life of an existing private airstrip. The airstrip is located in the Domenigoni Valley area on the north side of Scott Road west of Pines Airpark Road. The airstrip is spread across Parcels 1 - 4 of Parcel Map 16033 which total approximately 40-acres. The District has previously reviewed this site as PM 16033 and CUP 3078.

As stated in the District's previous reviews for this project site, a broad watercourse with a watershed of over 23 square miles traverses the central portion of the site. The topography of the site is relatively flat terrain and flows will tend to spread out over a large area. This 100-year flood plain and watercourses have been delineated on an Environmental Constraint Sheet (ECS) in association with Parcel Map 16033 in 1980. This flood plain has also been delineated by the Department of Water Resources (DWR) and in a special flood plain study for Warm Springs processed by the Corps.

It should be noted that the construction of the Diamond Valley Lake removed a portion of the drainage area tributary to the project site but the delineated flood plain may not reflect this change. However, even with the smaller drainage area, a wide flood plain can be expected through the project site.

According to the District's original review of this conditional use permit (1990), the landing strip appears to

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10. GENERAL CONDITIONS

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

have been graded flush with existing ground so no significant diversion of major flood flows is expected. The owner(s) installed a 24-inch reinforced concrete pipe and graded a wide swale on the easterly (upstream) side of the site to capture and convey low flows under the landing strip. The landing strip can be expected to be overtopped in a large storm event.

The project site is located in the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (AP) where fees have been adopted by the Board of Supervisors. However, since no improvements or additional impervious surface is proposed, the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

This revised permit is to extend the life of the existing use. The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

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. 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. 21 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03078, CUP03078R1, and CUP03078R2 shall become null and void upon final approval of CUP03078R3 by the County of Riverside.

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

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. 31 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- AIRSTRIP OPERATION RECOMMND

A.The airstrip shall not be open to the public and the runway shall be marked with an "X" or "R" in accordance with applicable FAA regulations.

B.No aircraft exceeding 6,000 pounds of gross takeoff weight shall be kept or operated at the facilities hereby.

C.No more than 1 (one) operational aircraft per residence shall be operating in flight at any time. (Note this is the revised conditions attached to CUP 3078R2 dated 10/20/04).

D.There shall be no storage of fuel on the premises, unless appropriate permits are obtained from the Riverside County Department of Fire Protection, Riverside County Department of Weights and Measures, and the Southern California Air Quality Management District. There shall be no sale of petroleum products conducted on the premises.

E.There shall be no flying instruction, proficiency examination for licensing requirements, or maintenance of aircraft not based at this facility conducted from the premises covered by this permit.

F.The operation permitted hereby shall conform to all other applicable County, State, and Federal requirements

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE- AIRSTRIP OPERATION (cont.)

RECOMMND

affecting the operation of airports.

G.All aircraft parking and operating areas shall be treated with a soil stabilizer at such time intervals as necessary to prevent dust.

H.All aircraft parking and operating areas shall be maintained free of flammable vegetation or debris at all times.

10.PLANNING. 36 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - LOW PALEO (cont.)

RECOMMND

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 37 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

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

origin. Specific actions must take place pursuant to CEQA 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 48 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. 38 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

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

determined to be of significance due to its sacred or cultural importance.

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

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 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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

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 Flight Way and Pines Airpark Road since adequate right-of-way exists per PM 107/85.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along.

20. PRIOR TO A CERTAIN DATE

PARKS DEPARTMENT

20.PARKS. 1 USE - OFFER OF DEDICATION RECOMMND

Within six (6) months of the effective date of this permit, the applicant shall offer the Regional Trail located along Wickerd Road for dedication to the Riverside County Regional Park and Open-Space District or County Landscape and Lighting Maintenance District for trail purposes. The Regional Trail easement is 20-feet. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

20.PLANNING 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3078R3 shall terminate on July 1, 2036. This permit shall thereafter be null and void and of no effect whatsoever.

CONDITIONAL USE PERMIT Case #: CUP03078R3

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION/SUR RECOMMND

Within six (6) months of the effective day of this permit, sufficient public street right-of-way along Scott Road shall be conveyed for public use to provide for a 76 foot half-width dedicated right-of-way per County Standard No. 91, Ordinance 461.

20.TRANS. 2 USE - R-O-W DEDICATION/SUR RECOMMND

Within six (6) months of the effective day of this permit, sufficient public street right-of-way along Wickerd Road shall be conveyed for public use to provide for a 50 foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

20.TRANS. 3 USE - CORNER CUT-BACK/SUR RECOMMND

All corner cutbacks shall be applied per County Standard No. 805, Ordinance 461.

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

CONDITIONAL USE PERMIT Case #: CUP03078R3

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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.

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 40 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.

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3078R3, 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 USE - GRADING EA/AB52 RECOMMND

Prior to issuance of grading permit, a CEQA initial study shall be performed to assess the potential for impacts that were not assessed under the parent case CUP03078R3. Further, this initial study will trigger the requirement for tribal consultation under AB52.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

PLANNING DEPARTMENT

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Menifee Union School & Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3078R3, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1/SUR RECOMMND

SURVEY DIVISION WILL CLEAR THE CONDITION:

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION 1/SUR (cont.) RECOMMND

Sufficient public street right-of-way along Scott Road shall be conveyed for public use to provide for a 76 foot half-width dedicated right-of-way per County Standard No. 91, Ordinance 461.

80.TRANS. 2 USE - R-O-W DEDICATION 1/SUR RECOMMND

SURVEY DIVISION WILL CLEAR THE CONDITION.

Sufficient public street right-of-way along Wickerd Road shall be conveyed for public use to provide for a 50-foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

80.TRANS. 3 USE - CORNER CUT-BACK 1/SUR RECOMMND

SURVEY DIVISION WILL CLEAR THE CONDITION.

All corner cutbacks shall be applied per County Standard No. 805, Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE- SKR FEE CONDITION (cont.)

RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 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

05/11/16
09:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03078R3

Parcel: 466-230-049

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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 No. 3078R3 has been calculated to be 40 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.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: May 21, 2015

TO:

Riv. Co. Transportation Dept.

Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

P.D. Environmental Programs Division

P.D. Geology Section

P.D. Archaeology Section

3rd District Supervisor

3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3078 REVISION NO. 3 - EA42796- Applicant: Pines Park Association- Engineer/Representative: Sam Puma- Third Supervisorial District- Winchester Zoning Area- Harvest Valley/Winchester Area Plan- Rural-Residential (R: RR)-Location: North of Scott, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road- 40 acres-Rural Residential (RR)-**REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings. -APN: 466-230-047, 466-230-048, 466-230-049, 466-230-077. Concurrent Cases: CUP03078, CUP03078R1, and CUP03078R2. Cabazon's

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 June 4, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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 the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.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 **Peter Lange**, (951) 955-1417, Project Planner, or e-mail at plange@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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Samuel Puma and Susan Puma; Robert S. Kosar and Lynn D. Kosar, as Co-Trustees for the R.S. Kosar Family Trust dated May 30, 2003; Finch Partners, L.P., a California Limited Partnership; Donald J. Mastrangelo and Rachel L. Mastrangelo, Trustees of The Mastrangelo Family Trust dated June 16, 2014 (“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 466-230-047, 466-230-048, 466-230-049 and 466-230-077 (“PROPERTY”); and,

WHEREAS, on May 12, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3078 Revised Permit No. 3 (“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:
Samuel & Susan Puma
32600 Flight Way
Winchester, CA 92596

Robert & Lynn Kosar
32655 Flight Way
Winchester, CA 92596

Reginald & Therese Finch
32785 Pines Airpark Road
Winchester, CA 92596

Don & Rachel Mastrangelo
32875 Pines Air Park Road
Winchester, CA 92596

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: _____

[Signatures follow on next two (2) pages]

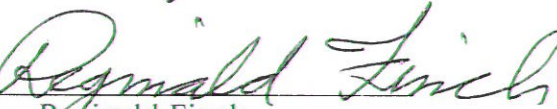
FORM APPROVED BY COUNSEL
BY:  MICHELLE C.
DATE: 4/13/10

By: Finch Partners, L.P., a California Limited Partnership

By: Finch Management Corporation, a California Corporation
Its General Partner

By: 
Therese Finch
President

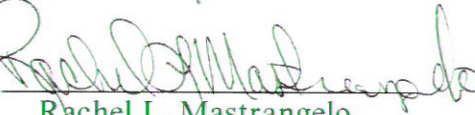
Dated: 4/6/2016

By: 
Reginald Finch
CFO and Secretary

Dated: 4/6/2016

By: 
Donald J. Mastrangelo
Co-Trustee of The Mastrangelo Family Trust dated June 16, 2014

Dated: 3/2/16

By: 
Rachel L. Mastrangelo
Co-Trustee of The Mastrangelo Family Trust dated June 16, 2014

Dated: 3/2/16

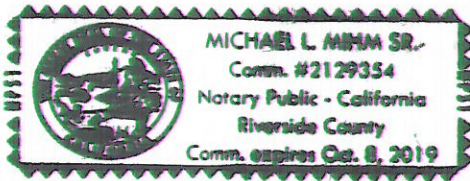
ALL-PURPOSE ACKNOWLEDGMENT

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 REVERSEDC } SS.

On MARCH 04, 2016, before me, MICHAEL L MEHM SR, Notary Public,
DATE

personally appeared SAMUEL PUMA AND SOSAN PUMA, 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]
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUALS
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

INDEMNIFICATION AGREEMENT
TITLE OR TYPE OF DOCUMENT

6
NUMBER OF PAGES

MARCH 04, 2016
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



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 APRIL 6, 2016 before me, PAUL T. NEWPORT NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared THERESE FINCH AND
Name(s) of Signer(s)
REGINALD FINCH

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 Paul T. Newport
Signature of Notary Public
PAUL T. NEWPORT

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 INDEMNIFICATION
Title or Type of Document: AGREEMENT Document Date: APR 6, 2016
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: THERESE FINCH
 Corporate Officer - Title(s): PRESIDENT
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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.

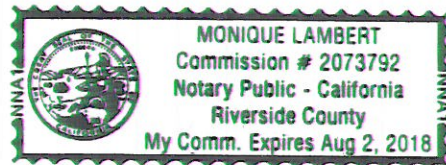
State of California
County of Riverside

On March 2, 2016 before me, Monique Lambert, Notary Public
(insert name and title of the officer)

personally appeared Donald J. Mastrangelo and Rachel L. Mastrangelo
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 Monique Lambert (Seal)

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

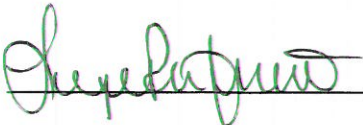
On March 03 2016 before me, Lupe Rufrano Notary Public-----,
(here insert name and title of the officer)

personally appeared ROBERT S.KOSAR and LYNN D. KOSAR

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 



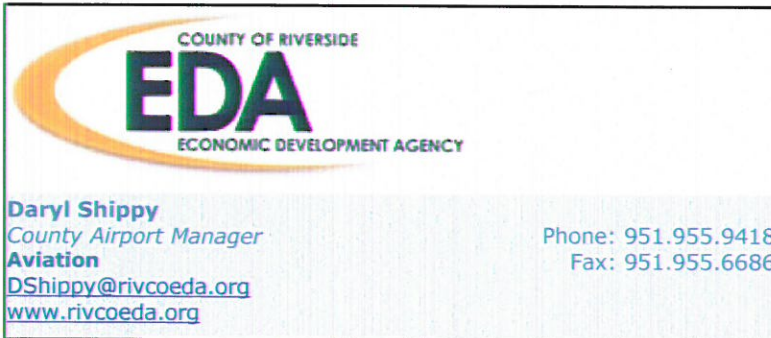
(Seal)

Lange, Peter

From: Shippy, Daryl <DShippy@rivcoeda.org>
Sent: Tuesday, May 10, 2016 1:23 PM
To: Lange, Peter
Subject: RE: CUP3078R3: Airport Vicinity

Peter,

I know the airfield, I didn't know they were still using it. We have not received any complaints from that facility.



EMAIL CONFIDENTIALITY NOTICE: This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are not the intended recipient, you are hereby notified that any dissemination or copy of this message, or any attachment, is strictly prohibited. If you have received a copy of this email in error, please notify the sender by reply email immediately, and remove all copies of the original message, including attachments, from your computer.

From: Lange, Peter
Sent: Monday, May 09, 2016 3:09 PM
To: Shippy, Daryl
Subject: CUP3078R3: Airport Vicinity

Hi Daryl,

I am working on a bit of research to determine the closest public airport to one of my projects (CUP03078R3) which I believe is French Valley Airport. This project proposes to extend the life of an existing private airfield that will not be utilized for commercial operation. This airfield is owned and operated by the Pines Airpark Association. I also wanted to determine (if possible), if any complaints have been received regarding the Pines Airpark airfield. I have included a brief project description that identifies the APNs that the site is located upon and the general location of the site.

Please let me know if you have any questions. Thanks.

Peter Lange
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502
951-955-1417



Bridal Show and Boutique
Saturday May 14th, 12 noon to 4 p

Wedding Planning • Catering • Entertainment • Floral Design • A

Edward-Dean Museum & Gardens (951) 8

9AM - 3PM

JUNE.4.2016



HEMET ★ RYAN
AIR SHOW
2016



FREE ADMISSION • FREE PARKING • RIVERSIDE COUNTY FOOD TRUCK FESTIVAL • W



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: Revise existing CUP 3078R2 as 3078R3 through June 30, 2036

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 3078R3 DATE SUBMITTED: 5/12/2015

APPLICATION INFORMATION

Applicant's Name: Pines Airpark Association E-Mail: scpuma@puma-appsci.com

Mailing Address: 32600 Flight Way
Winchester Street
CA 92596
City State ZIP

Daytime Phone No: (310) 722-7862 Fax No: ()

Engineer/Representative's Name: Sam C. Puma E-Mail: scpuma@puma-appsci.com

Mailing Address: 32600 Flight Way
Winchester Street
CA 92596
City State ZIP

Daytime Phone No: (310) 722-7862 Fax No: ()

Property Owner's Name: See Primary Exhibit 3078R3 E-Mail: _____

Mailing Address: _____

City Street State ZIP

Daytime Phone No: () Fax No: ()

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

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

EA 42796, CFG 06179

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.

Sam C. Puma

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.

Sam C. Puma

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466230047, 466230048, 466230049, 466230077

Section: 17 Township: 6S Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 40

General location (nearby or cross streets): North of Scott, South of Wickerd, East of Leon, West of Pines Airpark Rd.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Revised CUP 3078R2 to extend through June 30, 2036. No new construction, grading, utilities required.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). 03078R2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Exempt E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No N/A Existing wells, see primary exhibit.

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 N/A Existing septic systems, see primary exhibit.

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: None

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____ None _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ N/A _____ 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

4/27/15

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:

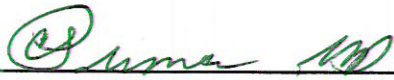
1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality 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)  Date 4/27/15
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

| | |
|--------------------------------|-----|
| Project File No. | |
| Project Name: | |
| Project Location: | |
| Project Description: | N/A |
| Project Applicant Information: | |

| Proposed Project Consists of, or includes: | YES | NO |
|--|--------------------------|-------------------------------------|
| Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹Includes San Jacinto River watershed.

²Land area is based on acreage disturbed.

³The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml.

⁴The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

| | |
|---------------------------------------|--|
| Project File No. | |
| Project Name: | |
| Project Location: | |
| Project Description: | |
| Project Applicant Information: | |

| Proposed Project Consists of, or includes: | YES | NO |
|--|--------------------------|-------------------------------------|
| Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.] | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)]. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/basin_plan/index.shtml. The most recent CWA Section 303(d) list can be found at http://www.waterboards.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

| | |
|---------------------------------------|-----|
| Project File No. | |
| Project Name: | |
| Project Location: | N/A |
| Project Description: | N/A |
| Project Applicant Information: | |

| Proposed Project Consists of, or includes: | YES | NO |
|---|--------------------------|-------------------------------------|
| Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Commercial and industrial developments of 100,000 square feet or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Retail gasoline outlets disturbing greater than 5,000 square feet. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Home subdivisions with 10 or more housing units. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DETERMINATION: Circle appropriate determination.

- If **any** question answered "YES" Project requires a project-specific WQMP.
- If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Pines Airpark Association hereafter "Applicant" and See Primary Exhibit "Property Owner".

Description of application/permit use:

Revise existing CUP 3078R2 as 3078R3 through June 30, 2036.

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 466230047, 466230048, 466230049, 46623050

Property Location or Address:

See primary exhibit for Pines Airpark - FAA (8CA5)

2. PROPERTY OWNER INFORMATION:

Property Owner Name: See Primary Exhibit Phone No.: _____

Firm Name: _____ Email: _____

Address: _____

3. APPLICANT INFORMATION:

Applicant Name: Sam C. Puma Phone No.: (310) 722-7862

Firm Name: Pines Airpark Association Email: scpuma@puma-appsci.com

Address (if different from property owner)
32600 Flight Way
Winchester, CA 92596

4. SIGNATURES:

Signature of Applicant:  Date: 4/27/15

Print Name and Title: Sam C. Puma, President, Pines Airpark Association

Signature of Property Owner: See attached four (4) signature pages Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by  Date: 5/12/15

Print Name and Title: Cheryl Morales, County Clerk

| FOR COUNTY OF RIVERSIDE USE ONLY | |
|----------------------------------|--|
| Application or Permit (s)#: | <u>CU0307823 EA42796 CF600179</u> |
| Set #: | <u>CC006660</u> Application Date: <u>5/12/15</u> |

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. 3078 REVISION NO. 3 - CEQA Exempt - Applicant: Pines Park Association - Engineer/Representative: Sam Puma - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Rural-Residential (R:RR) - Location: North of Scott Road, south of Wickered Road, west of Pines Airpark Road, and east of Leon Road - 40 acres - Rural Residential (RR) - **REQUEST:** A Conditional Use Permit to extend the life of a private airstrip through June 30, 2036. The project scope does not include any improvements to the existing airstrip or the neighboring single family dwellings.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: JUNE 1, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Peter Lange, Project Planner at 951-955-1417 or e-mail plange@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/30/2015.

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

APN (s) or case numbers CUPO3078R3 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

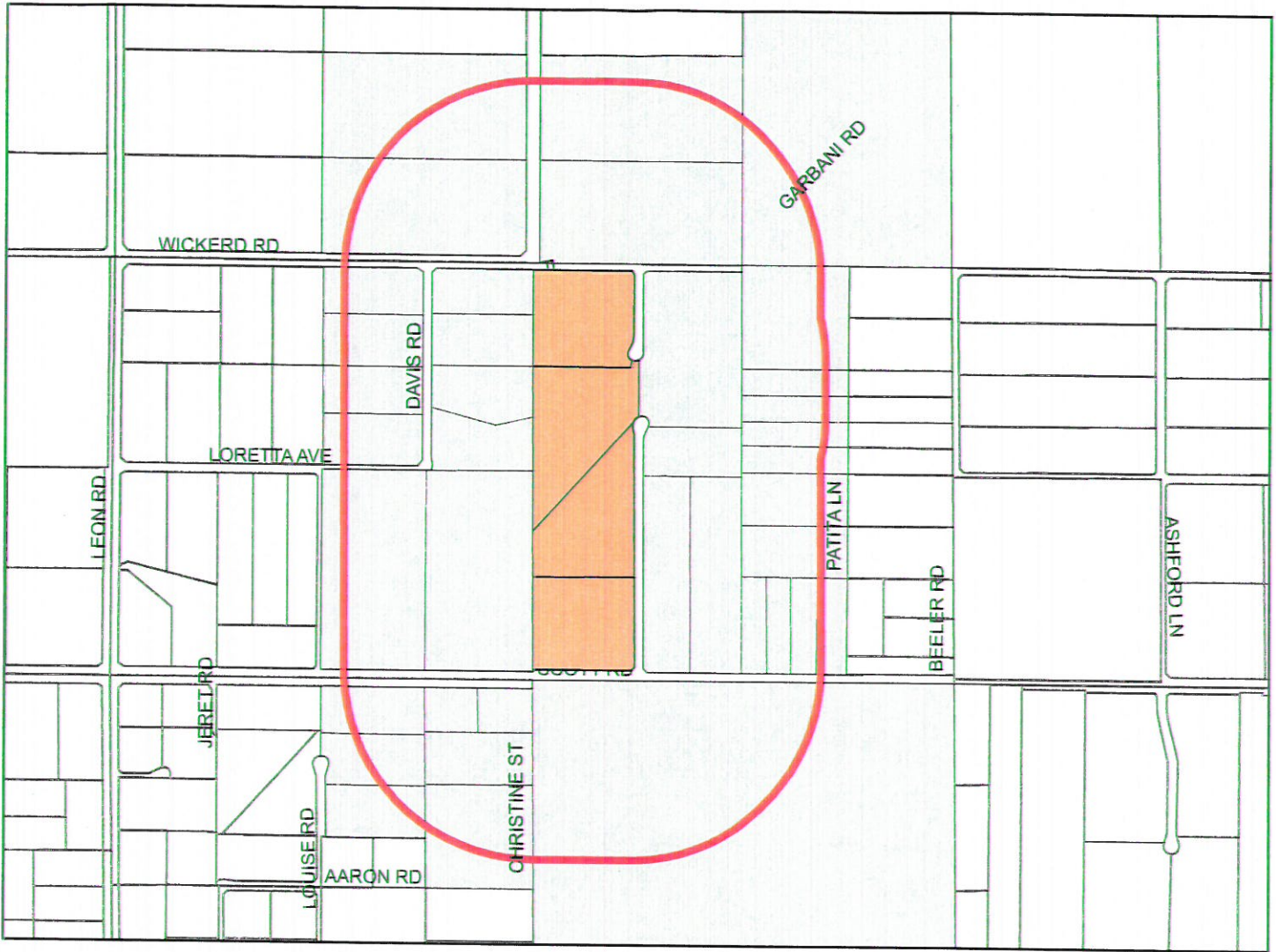
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

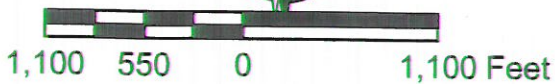
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03078R3 (1200 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 466-230-049 | 466-230-073 | 466-230-067 | 466-330-011 | 466-330-012 | 466-330-013 | 466-230-026 | 466-230-014 | 466-230-025 | 466-230-077 |
| 472-060-016 | 472-060-017 | 466-230-044 | 466-230-074 | 466-230-070 | 472-060-013 | 472-060-014 | 466-230-028 | 466-230-006 | 466-330-007 |
| 466-330-008 | 466-230-068 | 466-230-069 | 466-230-046 | 466-230-010 | 466-230-072 | 466-230-045 | 466-230-071 | 472-060-020 | 466-230-048 |
| 472-060-012 | 472-060-015 | 466-230-047 | 472-070-001 | 466-230-076 | 466-230-075 | 466-230-043 | 466-230-078 | 466-230-079 | 466-230-080 |
| 466-230-081 | 466-230-027 | | | | | | | | |



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: 466230006, APN: 466230006
KIM FROMER
22225 ACORN ST
CHATSWORTH CA 91311

ASMT: 466230043, APN: 466230043
DIANE PIRLOT, ETAL
31260 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230010, APN: 466230010
MICHEL MCINTYRE
32787 PATITA LN
WINCHESTER, CA. 92596

ASMT: 466230044, APN: 466230044
GREEN GABLES EQUESTRIAN CENTER
1629 VERDUGO BLV
LA CANADA CA 91011

ASMT: 466230014, APN: 466230014
CARLOS GARCIA
P O BOX 728
MURRIETA CA 92564

ASMT: 466230045, APN: 466230045
JENNY MCWILLIAMS, ETAL
P O BOX 1434
TOPOCK AZ 86436

ASMT: 466230025, APN: 466230025
DAVID OWENS
31720 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230046, APN: 466230046
MARCELINA BALDEN, ETAL
C/O MARCELINA BALDEN
2018 HOWARD AVE
SAN DIEGO CA 92104

ASMT: 466230026, APN: 466230026
CASSAUNDR RICE, ETAL
31750 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230047, APN: 466230047
SUSAN PUMA, ETAL
32600 FLIGHT WAY
WINCHESTER, CA. 92596

ASMT: 466230027, APN: 466230027
ERIN FURLONG, ETAL
29180 GANDOLF CT
MURRIETA CA 92563

ASMT: 466230048, APN: 466230048
LYNN KOSAR, ETAL
P O BOX 788
PO BOX 788
WINCHESTER CA 92596

ASMT: 466230028, APN: 466230028
MARIA VARGAS, ETAL
31860 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 466230067, APN: 466230067
ACE COUCH
2346 COLLIER CT
SIMI VALLEY CA 93065



ASMT: 466230068, APN: 466230068
LESTER WHEATLEY
32565 DAVIS RD
WINCHESTER, CA. 92596

ASMT: 466230075, APN: 466230075
VANCE HARRIS
22488 RAMONA AVE
NUEVO CA 92567

ASMT: 466230069, APN: 466230069
MANSOUR TOLIYAT
1626 N WILCOX AVE NO 378
LOS ANGELES CA 90028

ASMT: 466230076, APN: 466230076
KIRSTEN KUCERA, ETAL
32680 PINES AIRPARK RD
WINCHESTER, CA. 92596

ASMT: 466230070, APN: 466230070
TERI MALONE, ETAL
31260 LORETTA AVE
WINCHESTER, CA. 92596

ASMT: 466230077, APN: 466230077
RACHEL MASTRANGELO, ETAL
32875 PINES AIRPARK RD
WINCHESTER, CA. 92596

ASMT: 466230071, APN: 466230071
GLORIA CASILLAS, ETAL
25358 LACEBARK DR
MURRIETA CA 92563

ASMT: 466230079, APN: 466230079
DIANE BINETTE, ETAL
32560 DAVIS RD
WINCHESTER, CA. 92596

ASMT: 466230072, APN: 466230072
MORALEZ ENTERPRISES
38253 VIA MAJORCA
MURRIETA CA 92562

ASMT: 466330008, APN: 466330008
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

ASMT: 466230073, APN: 466230073
43350 TEMECULA
P O BOX 181140
CORONADO CA 92178

ASMT: 466330013, APN: 466330013
CINDY DOMENIGONI, ETAL
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 466230074, APN: 466230074
HORALIA JAUREGUI
7249 DUNMORE PL
RANCHO CUCAMONGA CA 91739

ASMT: 472060014, APN: 472060014
JOANN RICHARDSON
31385 SCOTT RD
WINCHESTER CA 92596



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ASMT: 472060015, APN: 472060015
GLORIA ADAME, ETAL
41863 JUNIPER ST
MURRIETA CA 92562

ASMT: 472060016, APN: 472060016
DOUGLAS SMITH
33121 CHRISTINE ST
WINCHESTER, CA. 92596

ASMT: 472060017, APN: 472060017
DEBRA SUMMERS, ETAL
P O BOX 209
SUN CITY CA 92586

ASMT: 472060020, APN: 472060020
JANET CHAMBERLAIN, ETAL
16990 BROKEN ROCK CT
RIVERSIDE CA 92503

ASMT: 472070001, APN: 472070001
SCOTT ROAD 160
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER CA 92596

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Use Avery® Template 5162®

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expose Pop-up Edge™

AVERY® 5962®



4/7/2016 8:14:36 AM

Pechanga Band of Mission Indians
Attn: Erbu T. Ozdil
P.O. Box 2183
Temecula, CA 92593

Eastern Municipal Water District
17140 Kitching Street
Moreno Valley, CA 92551

Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

Domenigoni Barton Properties
Attn: Andy & Cindy Domenigoni
31851 Winchester Road
Winchester, CA 92596

Adam Rush, AICP
1470 East Cooley Drive
Colton, CA 92324

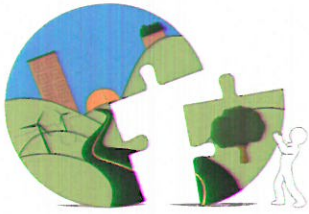
4/6/2016 1:00:46 PM

Samuel and Susan Puma
32600 Flight Way
Winchester CA 92596

Donald and Rachel Mastrangelo
32875 Pines Airpark Road
Winchester CA 92569

Robert and Lynn Kosar
32655 Flight Way
Winchester CA 92596

Reginald and Therese Finch
32785 Pines Airpark Road
Winchester, CA 92596



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.

Conditional Use Permit No. 3078 Revision Permit No. 3

Project Title/Case Numbers

Peter Lange

County Contact Person

951-955-1417

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Pines Park Association

Project Applicant

32600 Flight Way Winchester CA 92596

Address

Northerly of Scott Street, southerly of Wickerd Road, easterly of Leon Road, and westerly of Pines Airpark Road

Project Location

The Conditional Use Permit proposes to extend the life of an existing private airstrip operated by the Pines Airpark Association through June 30, 2036. The project scope will not involve any improvements to the existing airstrip or the neighboring single family residential dwellings.

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 finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

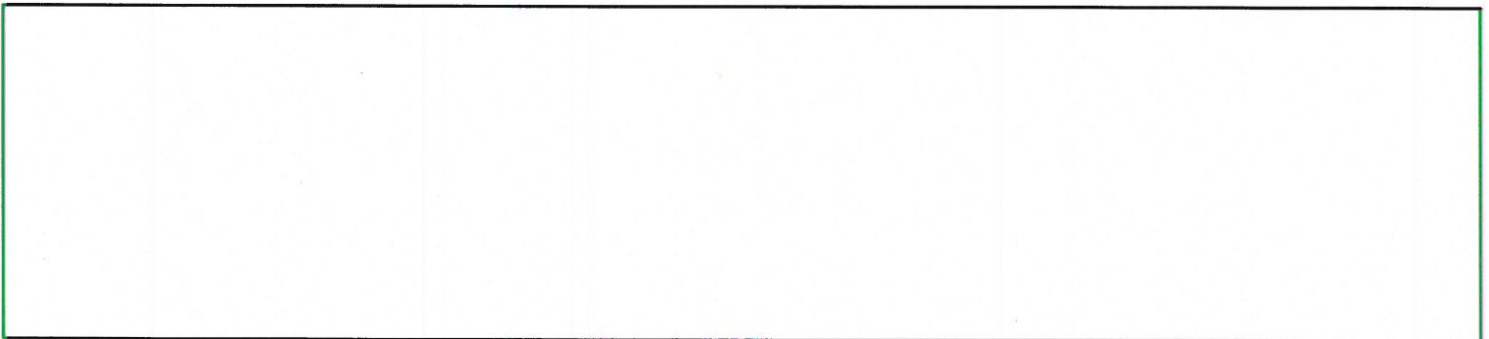
Peter Lange, Project Planner

Title

4/6/2016

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 30, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion for CUP03078R3

Dear Ms. Hoover,

An AB 52 notification for CUP03708r3 was sent to you on July 15, 2015. On August 26, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga – Temecula Band of Luiseno Mission Indians for AB 52 consultation on the Project.

On March 17, 2016, the Planning Department met with you via teleconference. At this time, you requested an Environmental Constraints Sheet to be placed on the project. On March 17, 2016 a summary of projects discussed earlier that day was sent to you via email. In this email CUP03078r3 was discussed and the following information was included: "The scope of this project does not include any improvements to the existing airstrip or the neighboring single family dwellings. Any potential future ground disturbing activities would need a separate application and permit. It is at this time that your request would be appropriate".

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. Conditions of approval have been entered for the process to be taken in the event any human remains or unanticipated resources are identified as a result of this project. These conditions of approval can be found as an attachment to this letter.

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

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 CUP03078r3 and considers AB 52 consultation concluded as of this letter's date. Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Peter Lange, Contract Planner

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1505217

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: PINES PARK ASSOCIATION \$50.00
paid by: CK 135
CFG FOR EA42796
paid towards: CFG06179 CALIF FISH & GAME: DOC FEE
at parcel: 32875 PINES AIRPARK RD WINC
appl type: CFG3

By _____ May 12, 2015 09:37
MGARDNER posting date May 12, 2015

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

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

APPLICANT/OWNERS REP.
 PINES AIRPARK ASSOC.
 SAM C. PUMA, PRES.
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 310-722-7862

EXHIBIT PREPARED BY:
 SUSAN W. PUMA
 32600 FLIGHT WAY
 WINCHESTER CA 92596
 310-594-6972

LEGAL DESCRIPTION
 MAP 16033
 BOOK 107
 PAGE 85
 PARCELS 1, 2, 3, AND 4
 COUNTY OF RIVERSIDE

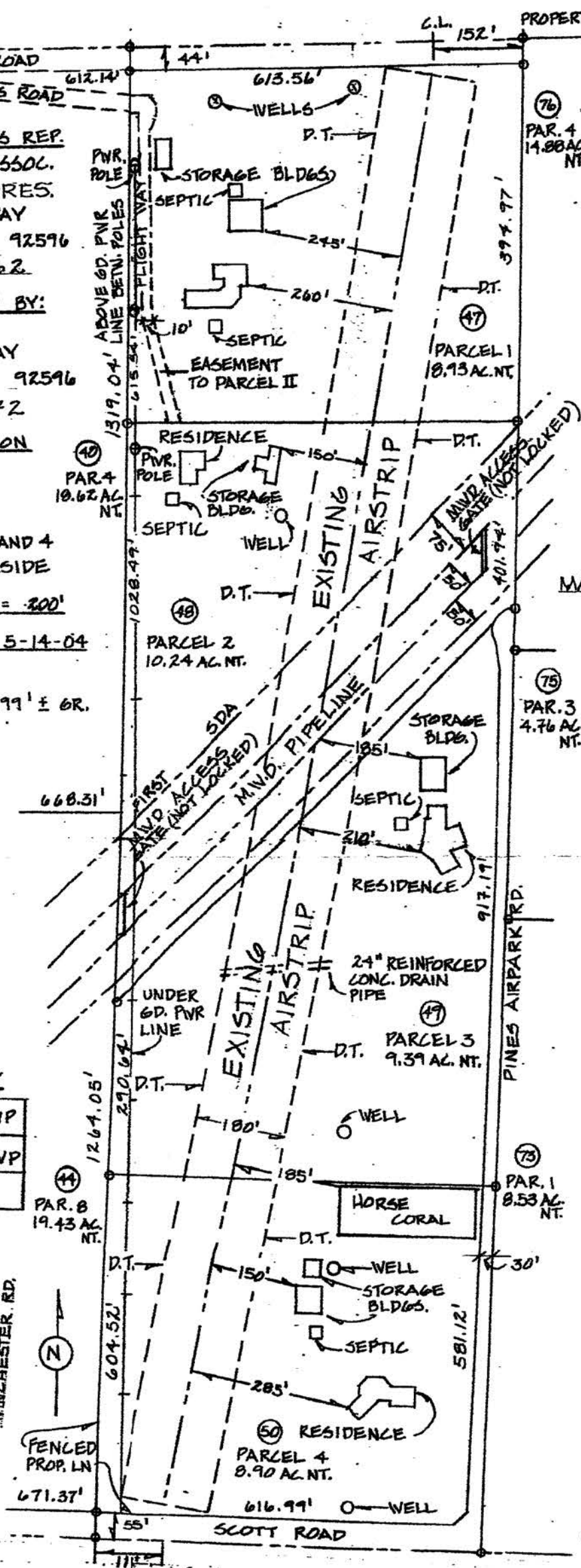
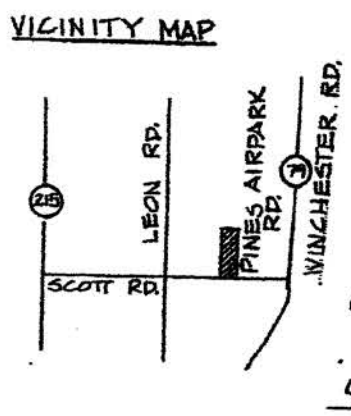
EXHIBIT SCALE: 1" = 200'

EXHIBIT PREPARED 5-14-04

EXHIBIT AREA
 2638.19' X 619.99' ± GR.
 40 AC. GR.
 38 AC. NT.

THOMAS BROS MAP
 PG. 869 D7
 RD. 277 D1
 2004 EDITION

| REVISIONS | BY |
|-----------|-----|
| 5-14-04 | SWP |
| 3-15-15 | SWP |
| | |



OWNER INFORMATION

PARCEL 1 #446230047
 SAM, SUSAN PUMA
 32600 FLIGHT WAY
 WINCHESTER 92596
 310-722-7862

PARCEL 2 #446230048
 ROBT, LYNN KOSAR
 32655 FLIGHT WAY
 WINCHESTER 92596
 951-926-5202

PARCEL 3 #446230049
 43350 TEMECULA
 LLC
 32785 PINES AIRPK. RD.
 WINCHESTER 92596
 619-522-0347

PARCEL 4 #446230077
 MASTRANGELD FAMILY TRUST
 32875 PINES AIRPK. RD.
 WINCHESTER 92596
 800-265-6030

NOTES

- ZONING**
 SUBJECT PROP. R-R
 ADJACENT PROP. R-R
- MENIFEE UNION/
 PERRIS UNIFIED
 SCHOOL DISTRICT**
- NOT IN SE. STUDIES ZONE**
- RIGHT OF WAY EASEMENTS**
 MWD PIPELINE
 PINES AIRPARK RD.
 FLIGHT WAY
 EDISON POWER LINE.
- NO CONSTRUCTION OR
 GRADING**
- UTILITIES**
 NO EMWD OR SEWAGE
 EXTO. WELLS, SEPTIC
 NOTED ON EXHIBIT
 VERIZON-TELEPHONE
 SO. CAL. EDISON-ELEC.
- NO GEO. HAZARD**
- WATERSHED FOR
 WARM SPRINGS CREEK
 NATURAL DRAINAGE**
- FEMA ZONE C**
- NO STORAGE OF
 FLAMABLE/COMBUSTIBLE
 MATERIALS**
- SEE TOPO FOR SPOT ELEV.**


CONDITIONAL USE PERMIT #3078R3

PRIMARY EXHIBIT

CASE: CUP03078R3
EXHIBIT: A
DATE: 5/21/15
PLANNER: P. Lange

Agenda Item No.: 4.2
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First
Project Planner: John Earle Hildebrand III
Planning Commission: June 1, 2016

PUBLIC USE PERMIT NO. 930
CEQA Exempt: Section 15301
Applicant: Cynthia Hinds


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project site includes a single-family detached home and is located north of Dawes Street, south of Hicks Street, east of Brown Street, west of Haines Street, at 21222 Dawes Street, east of the City of Perris. The home has been in continuous operation as a Residential Care Facility for the Elderly ("RCFE") since 1969, currently under the management of Perris Oases, Inc. At the time of establishment in 1969, the facility was licensed for 6 residents and pursuant to Riverside County code at that time, the use was permitted by right. In 1975, the operator of the facility decided to expand the house and the license type to allow for 15 residents. As a result, the operator was required to obtain entitlement approval and Public Use Case No. 315-W was approved in October 1975, allowing for 15 residents. The approval also allowed for the physical expansion of the house and required certain health and safety upgrades to be installed, such as a fire suppression system and fire hydrant. Each of the requirements imposed under the original approval have since been completed.

The conditions of approval for Public Use Case No. 315-W contain a provision for a 10-year life-span of the use. The project was approved in 1975 and expired in 1985. Although the facility has been in continuous operation since the expiration, without the benefit of entitlement, the RCFE State license (Facility Number 330907269) has been renewed annually. Operational reports, prepared by the Department of Social Services, show the facility is in good standing, with no major violations.

This project is a request to approve a new Public Use Permit for the continued use of an existing RCFE, for a maximum of 15 residents. There is no new construction or expansion of the use proposed under this application. Standard Conditions of Approval associated with a Public Use Permit have been imposed; however, there is no new future expiration date for this use. The operator is required to continue obtaining an annual State license renewal, as well as remain in compliance with all State requirements for operating RCFE.

Pursuant to the California Department of Social Services ("CDSS"), who issues and maintains this type of license, they have provided the following definition and operational provisions:

A Residential Care Facility for the Elderly ("RCFE"), sometimes called "Assisted Living" or "Board and Care", is a residential home for seniors aged 60 and over who require or prefer assistance with care and supervision. They are non-medical facilities that provide room, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities like hygiene, dressing, eating, bathing and transferring.

An RCFE must meet the care and safety standards set by the State and are licensed and inspected by the Department of Social Services, Community Care Licensing (CCL) on an annual basis. There is not a specific staff to resident ratio for a licensed RCFE. California law requires that facility personnel shall at all times be sufficient in numbers, qualifications, and competency to provide the services necessary to meet resident needs, and to ensure their health, safety, comfort, and supervision. (California Health and Safety Code, Sections 1569.269(a)(6), 1569.618(c); CCR, Title 22, Section 87411.)

The County of Riverside is proposing a substantial revision to Zoning Ordinance No. 348.4818, Article XIXe – Congregate Care Residential Facilities. The revision will update the County's Zoning Code to include a more complete listing of all types of residential care facilities as defined by the State, and address the entitlement process more clearly. This use, as proposed, complies with both the existing Zoning Ordinance and the proposed revision, as it relates to land use and development standards. However, the revision will require all future proposed residential care facilities to be approved under a Conditional Use Permit, rather than a Public Use Permit. Given that this project is being proposed for approval under a "Use Permit" and complies with both the existing Zoning Ordinance and proposed revised Ordinance, the project will still be in conformance upon adoption of the new code.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC-LDR) (1/2 Acre minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC-LDR) (1/2 Acre minimum) on all sides |
| 3. Existing Zoning (Ex. #2): | Rural Residential – ½ Acre minimum (R-R-1/2) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential – ½ Acre minimum (R-R-1/2) |
| 5. Existing Land Use (Ex. #1): | Residential elderly care facility |
| 6. Surrounding Land Use (Ex. #1): | Single-family homes on all sides |
| 7. Project Data: | Total Acreage: 0.75 |
| 8. Environmental Concerns: | CEQA Exempt per Section 15301 |

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE PUBLIC USE PERMIT NO. 930, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) within the Mead Valley Area Plan.
2. The existing use, a Residential Care Facility for the Elderly, is consistent with the Rural Community: Low Density Residential (RC: LDR) General Plan Land Use Designation.

3. The project site is surrounded by properties which are Designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre minimum) to the north, south, east, and west.
4. The Zoning Classification for the project site is Rural Residential – ½ acre minimum (R-R-1/2).
5. The existing use, a Residential Care Facility for the Elderly, is permitted in the Rural Residential – ½ Acre minimum zone(s), based on County Ordinance No. 348, Section 18.29.A.5, which states that any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 19.102 and 19.103 of this ordinance.
6. Pursuant to Zoning Ordinance 348, Section 19.102, this project meets the following Congregate Care Residential Facilities development standards:
 - A. Density – The project site contains one existing single-family home, consistent with the underlying Rural Residential Zoning Classification of one dwelling unit per ½ acre minimum, which meets this development standard.
 - B. Location – The project site lies within an urbanized area. All necessary infrastructure to support the use, including roads, utilities, and services are existing, meeting this development standard.
 - C. Elevators – The facility is a single-story dwelling unit. As a result, an elevator is not required and this development standard does not apply.
 - D. Dwelling Units – The project site includes a single family home, which has been previously expanded under County building permits, for the purpose of establishing a 15 bed maximum, Residential Care Facility for the Elderly. Room sizes, implementation of accessibility standards, kitchen and bathroom facilities, have all been constructed pursuant to State building code and in conjunction with the State license for the facility. This development standard has been met.
 - E. Hallways and Walkways – The project site includes an existing single family home, previously modified under County building permits, to support an elderly care facility. All hallways and walkways have been constructed in support of this use to minimize length and grade for easy access, which meets this development standard.
 - F. Open Space and Recreation Facilities – The project site includes an existing single family home whereby 40% of the site is undeveloped open space. Furthermore, 25% of the site includes recreational facilities such as outside seating, BBQ area, front patio, and a garden area, meeting the minimum open space requirements of this development standard.
 - G. Yard Setbacks – The project site includes an existing single family home, meeting the required building setback per the Rural Residential Zoning Classification. Furthermore the site includes additional parking spaces in support of the Residential Care Facility for

the Elderly which are located 10 feet from the front property line, meeting this development standard.

- H. Building Height – The project site includes an existing one-story, single-family home and does not exceed a structure height of 40-feet, meeting this development standard.
 - I. Trash Areas – Solid waste disposal is easily accommodated and regularly serviced, as the project site includes an existing single family home. Trash service to the site is conducted on a weekly basis, meeting this requirement.
 - J. Screening – There is a six foot high solid wall running along the internal property lines, providing privacy from the surrounding properties, which meets this development standard.
 - K. Parking – The project site includes a single family home, however, 20 additional parking spaces and a central drive-aisle have been previously added in support of the existing Residential Care Facility for the Elderly. This project meets this development standard as well as the provisions under Section 18.12 Off-Street Vehicle Parking, which requires 1 parking space per 3 beds and 1 space per 3 employees. The facility can support a maximum of 15 persons, which requires 5 parking spaces. The balance of the parking spaces are provided for employees and visitors.
 - L. Access – A single access point to the facility is provided along Haines Street, which is a fully improved local street. Access to the site can be made by all public services, which meets this development standard.
 - M. Supportive Services – the project site includes the following services, meeting this development standard: One washing machine and dryer set, weekly housekeeping, communication system, and a centralized dining area.
 - N. Public Transit Access – The front drive-aisle and parking area is large enough to accommodate public transit vehicles, which meets this development standard.
7. The existing use, a Residential Care Facility for the Elderly, is consistent with the development standards set forth in the Rural Residential – ½ Acre minimum (R-R-1/2) zone, based on County Ordinance No. 348, Section 5.2, which allows for a maximum structure height of 40 feet, which the existing house does not exceed, requires a minimum half-acre lot size with minimum width of 80-feet, which the site complies with, and requires adequate automobile storage space, which the site provides for and includes approximately 20 onsite parking spaces.
8. The project site is surrounded by properties which have a Zoning Classification of Rural Residential – ½ Acre minimum (R-R-1/2).
9. Single-family residential uses have been constructed and are operating in the project vicinity.
10. This project site is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

11. This project site is located within the City of Perris Sphere of Influence. A project description was transmitted to the City of Perris on March 30, 2016 with a request for comments. No comments have been received from the City regarding this project.
12. The proposed project has been determined to be categorically exempt from CEQA, as set forth per section 15301 (Existing Facilities) of the CEQA Guidelines. This section includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion beyond that existing at the time of the lead agency's determination. The project scope involves the renewal of a previously expired Public Use Case for the continued operation of a State licensed Residential Care Facility for the Elderly. No new construction or other expansion is being proposed. Because all aspects of the project are exempt under Section 15301, the project is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to Section 15301 exemption applies.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R-1/2) Zoning Classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The California Department of Social Services maintains licensing and oversight of the use and shall continue to issue annual license renewals and conduct regular inspections of the facility.
4. The public's health, safety, and general welfare are protected through project design and the proposed use will not be detrimental to the health, safety, or general welfare of the community.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project is exempt from the provisions of CEQA.
7. The proposed project will not preclude reserve design for the 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. A High Fire Area; or
 - c. A Liquefaction Area.
3. The project site is located within:
 - a. The City of Perris sphere of influence; and

- b. CSA Mead Valley, No. 117.
4. The project site is currently designated as Assessor's Parcel Numbers 318-052-014 and 318-052-015.

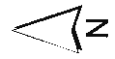
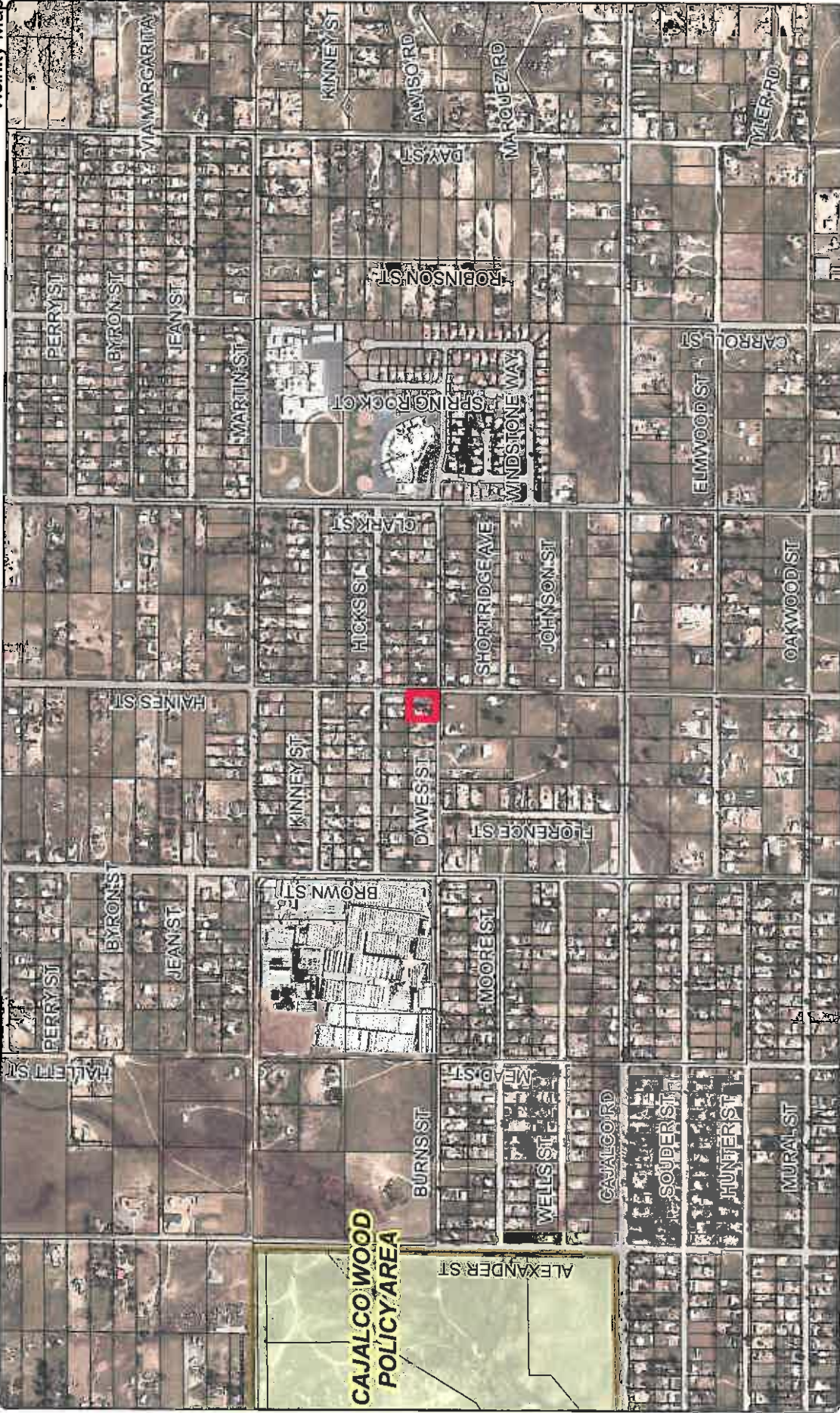
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

VICINITY/POLICY AREAS

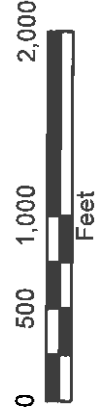
Supervisor: Jeffries
District 1

Date Drawn: 03/30/2016
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is depicted on this map. The Planning Department's office at Riverside at 03/30/2016 (00930) is currently in the process of updating this map. For more information, please contact the Planning Department at (951)938-5277 (Ext. 3300) or visit our website at <http://www.riverplanning.com>.

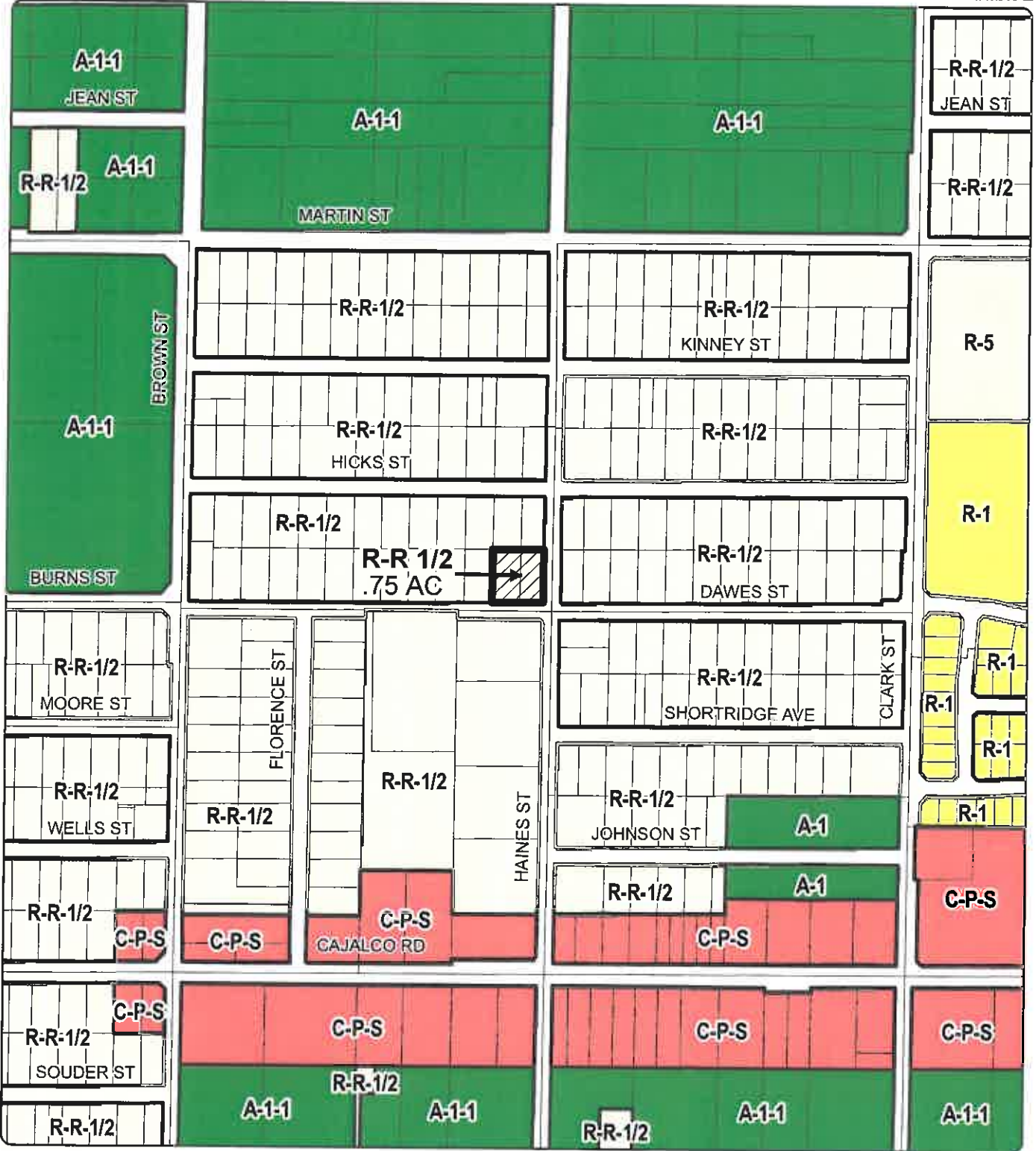
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 03/30/2016
Exhibit 2



Zoning Dist: Mead Valley

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.rctdna.org>

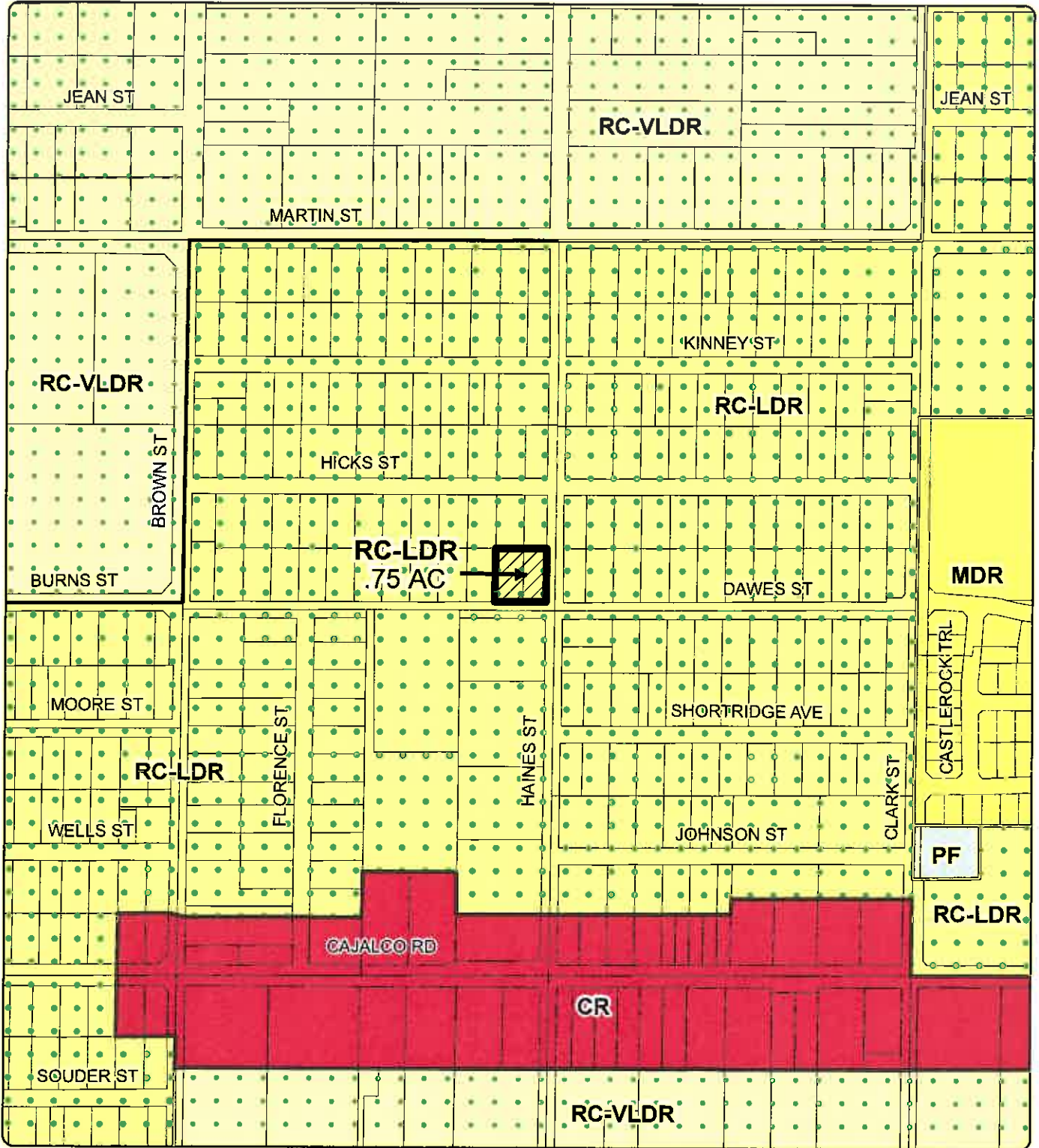
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

EXISTING GENERAL PLAN

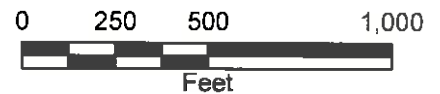
Supervisor: Jeffries
District 1

Date Drawn: 03/30/2016
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdma.org>

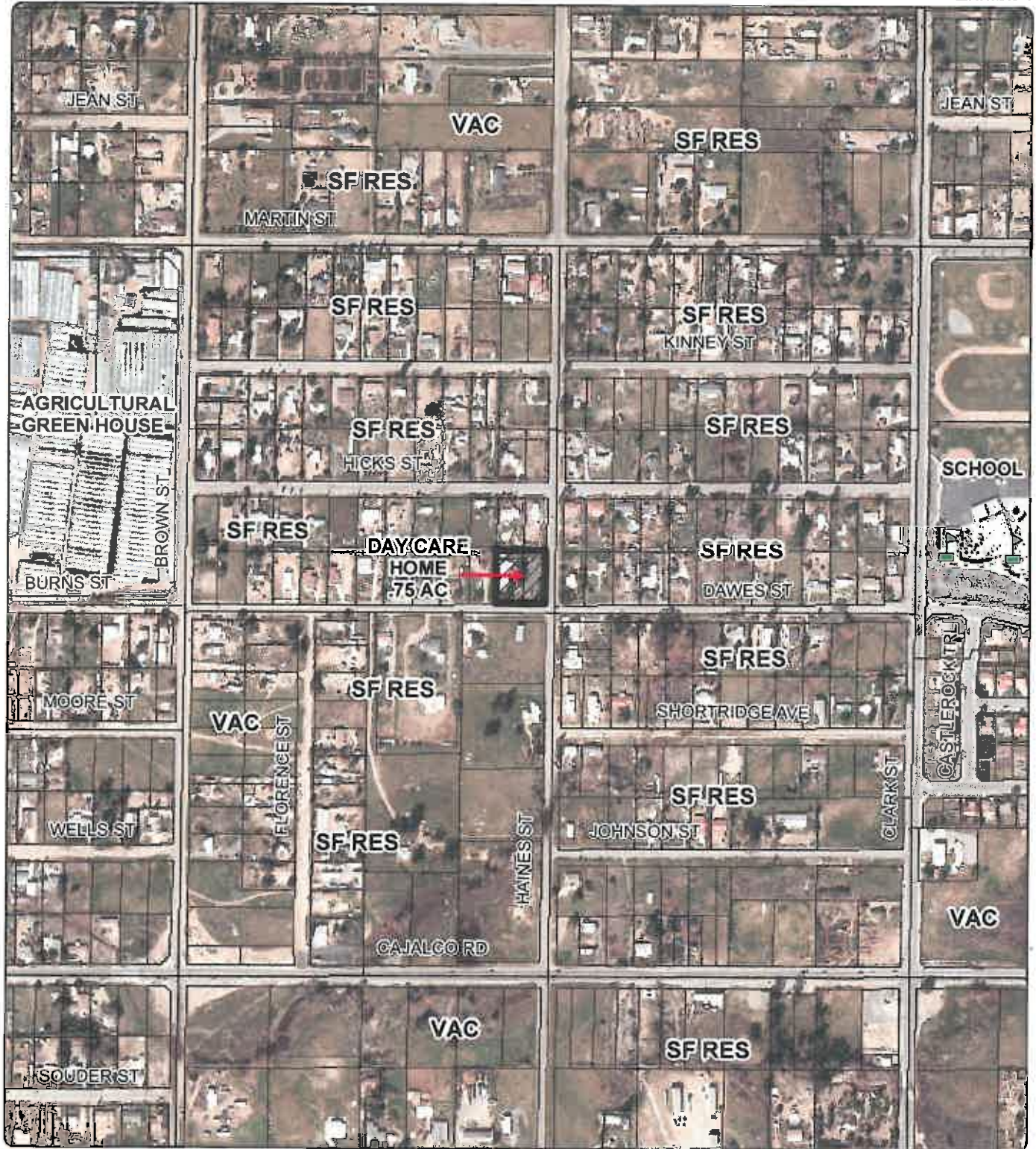
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00930

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 03/30/2016
Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE* - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a California State licensed Residential Care Facility for the Elderly.

10. EVERY. 2 USE* - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Public Use Permit; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, 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.

PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

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.

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. 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) The number of existing provided parking spaces meets the requirement. No parking spaces shall be removed and no parking spaces shall be converted for an alternate use, such as storage of materials.

10.PLANNING. 18 USE*- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the State of California for a Residential Care Facility for the Elderly or an equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise

PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

10. GENERAL CONDITIONS

10.PLANNING. 19 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. he 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. 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE*- LIFE OF THE PERMIT RECOMMND

The life of this Public Use Permit shall not have an expiration date. However, should the use substantially change, a new Public Use Permit or equivalent entitlement shall be required.

05/25/16
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PUBLIC USE PERMIT Case #: PUP00930

Parcel: 318-052-014

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16

USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

7/10-20

RECEIVED
OCT 7
RIV. COMP.

RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET
RIVERSIDE, CALIFORNIA

Comprehensive Health Planning Assoc. of Riverside

SUBJECT: PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3
Oma M. Thomas Mead Valley District
21222 Dawes Road
Perris, CA 92370

Your comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

OTHER RELATED ITEMS: E. A. 2462

COMMENTS:

Board and Care - This does not involve Comprehensive Health Planning.

RECEIVED
OCT 17 1975

RIVERSIDE COUNTY
PLANNING COMMISSION

Date Oct. 14, 1975

SIGNED D. B. [Signature]

The public hearing on this matter will be held on October 31, 1975

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

RECOMMENDATION.

APPROVAL of Public Use Case No. 315-W for a residential board and care home in accordance with Exhibit "A" and subject to the proposed conditions, based on the following:

- 1) A family care home at this location would be compatible with the rural nature of the area.
- 2) The proposed expansion of the family care home is consistent with the General Plan designation of Open Space and Other Agricultural Lands.
- 3) The proposed board and care home is subject to conditions which will protect the residents as well as the community.

FACTS

- 1) Applicant: Oma H. Thomas
- 2) Purpose of Request: Residential board and care home
- 3) Location: On the north side of Dawes Road between Haines Street and Brown Street
- 4) Acreal Size: 0.76¹ acre
- 5) Existing Roads: Dawes Street, Haines Street
- 6) Existing Land Use: Family care home, mobilehomes
- 7) Surrounding Land Use: Scattered single family dwellings and mobilehomes
- 8) Existing Zoning: R-3
- 9) Surrounding Zoning: R-3
- 10) General Plan Element: Land Use: Open Space and Other Agricultural Lands
(1965 Riverside Co.)
Open Space and Conservation Element: Rural
Circulation: Brown Street, 88' secondary
Applicant's Exhibit "A"
- 11) Plot Plan Description: Road Department: Included in proposed conditions.
Health Department: Included in proposed conditions.
Water Quality Control Bd. #8: Included in proposed conditions.
Land Use: Included in proposed conditions.
Eastern MWD: Water service is currently available to this property; however, we are not in a position to comment on fire flow requirements which might be established by the Dept. of Fire Protection. Once this figure is available, we would be in position to comment on the availability of fire flow.
Fire Protection: Included in proposed conditions.
- 12) Environmental Assessment: EA No. 2462 was submitted and a negative declaration filed on August 19, 1975. No appeal has been filed within the specified time period.
- 13) Letters For or Against: None opposing/supporting to this date.

ANALYSIS

- 1) Compatibility and Potential Effects:
The applicant has applied for a public use permit to expand an existing residential board and care home to a capacity of 14 adults. It is the understanding of staff that the residents are either mentally or physically handicapped. The home has been operating since 1969 but did not require a public use permit because the total number of residents did not exceed 6. The board and care home appears to be compatible with the scattered single family and mobilehome residences in the area, and a suitable use of the subject property.
- 2) Consistency with General Plan:
The proposed use is consistent with pertinent General Plan elements.

1. The development of the premises shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with Public Use Case No. 315-W in the office of the Riverside County Planning Department unless otherwise amended by the following conditions.
2. Within 60 days of final approval of this permit by the Board of Supervisors, the permittee shall:
 - a. Comply with all provisions of Ordinance 546 and specifically provide the following fire protection:
 - (1) install a _____ system capable of delivering 1,250 GPM fire flow for a 2 hour duration in addition to domestic or other supply. The computation shall be based upon a minimum of 20 psi residual operating pressure in the supply main from which the flow is measured at the time of measurement.
 - (2) install Riverside County super fire hydrants so that no point of any building is more than 250 feet from a fire hydrant measured along approved vehicular travelways.
 - (a) Hydrant shall not be located closer than 25 feet to any building.
 - (b) Exterior surfaces of hydrant barrels and heads shall be painted chrome yellow and the tops and nozzle caps shall be painted green.
 - (c) Curb(s) installed shall be painted red 15 feet in either direction from each hydrant.
 - (3) furnish either three copies of a water system plan for approval by the Riverside County Department of Fire Protection, or the following certified plan from the water company signed by a registered Civil Engineer: "I hereby certify that the design of the water system in Public Use Case No. 315-W is in accordance with the requirements prescribed in the "Rules and Regulations Department of Fire Protection".
 - b. Dedicate sufficient right of way to provide for a standard corner cut back at the four corners of Hoad Street and Dawes Street. Said dedication shall be at no cost to any government agency.
 - c. Submit three (3) copies of a landscape and parking plan to the County Planning Department for approval delineating genus and species of all plant material. Said landscape plan shall include a sprinkler plan. Said parking plan shall provide information with regard to visitor parking and access for service and delivery vehicles. Said parking area shall be surfaced with decomposed granite to a minimum depth of 2" inches.
 - d. Provide definitive information relative to water supply and sewage disposal to the Riverside County Health Department and Water Quality Control Board #9

- e. Plans for food preparation area(s) must be submitted to the Riverside County Health Department for review and approval.
- f. Obtain clearance for all structures from the Department of Building and Safety and comply with all the requirements as established by that department.
- g. Obtain clearance from the following public agencies:

| | |
|----------------------------|--------------------------------------|
| County Health Department | County Department of Fire Protection |
| County Planning Department | Water Quality Control Board #8 |
| County Road Department | Department of Building and Safety |

Written evidence of such clearance shall be presented to the Land Use Division of the Department of Building and Safety.

- 1. Minimum standards of space, occupancy and ventilation must be met in accordance with housing laws of the State of California.
- 2. The use permitted hereby shall terminate on November 1, 1985.
- 3. This approval shall be used within one year after final proceedings before the Board of Supervisors, otherwise it shall become null and void and of no effect whatsoever. By "use" is meant substantial construction or substantial utilization of the facilities as approved by this permit.
- 4. In the event the use permitted hereby ceases operation for a period of one year or more this permit shall become null and void.
- 5. The burning of large quantities on the premises is prohibited by this permit.
- 6. The area around the existing mobilehome shall be landscaped and the mobilehome shall be screened from view from the front property line by shrubs or trees.
- 7. All materials not listed on the board and cars here shall be removed.
- 8. The area between the ground level and the floor of the existing mobilehome shall be screened from view by an opaque skirt entirely around the mobilehome.
- 9. The number of adults permitted at the premise and by license shall be limited to 14, excluding staff.

AGREEMENT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a Building Permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Commission.

200/15-25 Applicant's Signature Orna M Thomas
200/15-25 Owner's Signature Orna M Thomas

OCT 31 1975

(604 - 1236)

10:13 A.M. PUBLIC HEARING
CONDITIONAL USE CASE NO. 315-W
Oma M. Thomas
Residential Board and Care Home
Zone M-3
Mead Valley District
Fifth Supervisorial District

Property located on the north side of
Daves Road between Daines Street and
Brown Street

(Environmental Amendment No. 2/26)

(The public hearing was opened at 10:20 a.m. and was closed at 10:55 a.m.)

Mr. Connor presented the subject application with all maps pertinent thereto along with a detailed review of the staff's report. The subject parcel size is approximately 0.75 acre, zoned M-3, with a 1965 Riverside County General Plan land use designation of Open Space and Other Agricultural Lands. A family care home and mobilehome currently exist on the subject property; surrounding land uses include mobilehome parks, family dwellings and mobilehomes. A negative declaration was issued in report 11, 1975, with no appeal filed within the specified time period. Staff recommended approval based on the findings listed in the staff report.

(602)

In answer to Council member Linderholzer's question, Mr. Connor said it was the recommendation of staff that the home was a board and care home for physically or mentally handicapped and adults. Mr. Connor introduced Condition No. 10 to be added to the list of conditions and to read: "The area between the ground level and the floor of the structure for mobilehome shall be screened from view by an opaque skirt or canopy or wall for mobilehome." Council member Richberger asked about a condition limiting the number of people, and Mr. Connor suggested adding Condition No. 11 to read: "The number of adults permitted on the premise and by license shall be limited to 14, excluding staff."

(680)

Mr. Connor administered the oath to all persons wishing to present testimony.

PROPOSER: Oma Thomas, 24227 Daves Road, Ferris

OPPOSER: None

ADVISOR: None

(681)

Mr. Connor administered the oath to all persons wishing to present testimony. Mr. Thomas said they had planned to use plywood for

and are not allowed to run around. They do ride bikes. She said they are landscaping the trailer site at present. Ms. Thomas objected to the required blacktopping, because on warm days it could be tracked in on their rugs. She had that experience with a former home she had in Klainova. She asked if the 1/2" per gravel could be acceptable, instead, for parking. Her visitors usually park outside the fence.

(940)

Mr. Comore said when he visited the property he saw evidence of service vehicles on the subject property and entering off Klainova. The traffic the subject use would create, along with the dust problem, would justify requesting blacktop for the driveway and parking area. Ms. Thomas said she was concerned because the girls ride their bikes in that area and they could be hurt if they fall. Also, they sit in that area.

Mr. Comore said they based their request on the number of service vehicles sighted on the subject property. Ms. Thomas said two of the service vehicles are their own. They still have a fire alarm system and commercial dish washer put in for a period of time. They also had a new water put in and 1/2 inch water piping. They had a brand new air conditioning system put in last year, and have had no more out a few times during the year to maintain it. Council member Vanderholst or councilman, as the one is depending, so will the need for more service trucks. Ms. Thomas said seldom do they get anyone who comes into their yard. Bikes Street is paved; Brown Street, which the subject property fronts, is not paved. They have had no problems with dust from Brown Street. Council member Vanderholst concurred with the applicant because she is located in a residential area and other properties in the vicinity do not have any paving. Discussion over continued on the modification of Condition No. 2-3.

(955)

In the meeting, Council member Lyons and supported by Council member Vanderholst, Mr. Comore, and Councilman, as the one is depending, so will the need for more service trucks. Ms. Thomas said seldom do they get anyone who comes into their yard. Bikes Street is paved; Brown Street, which the subject property fronts, is not paved. They have had no problems with dust from Brown Street. Council member Vanderholst concurred with the applicant because she is located in a residential area and other properties in the vicinity do not have any paving. Discussion over continued on the modification of Condition No. 2-3.

THE CASE WAS REFERRED TO POLICE:

ATTN: Council members Lyons and Hahburger

ATTN: Council members Curtis, Balanchon, Vanderholst and Berlin

ATTN: Council member Berlin

The motion was denied.

(1108)

MOTION: It was regularly moved by Council member Radwischer, seconded by Council member Marks, and duly carried that Condition No. 2-c be amended by striking the words "asphaltic concrete" from the last sentence and adding instead the words "decorposed granite."

ROLL CALL VOTE RESULTED AS FOLLOWS:

AYES: Council member Marks, Radwischer, Ayres, Nieburger, and Larvig

NOES: Council member Vandevliet

ABSENT: Council member Tobler

(1120)

Mr. Thorne questioned the fire hydrant condition. She said they were willing to put in the hydrant, but would it be used by others at their expense, as it would be the only hydrant in the area.

(1141)

Mr. Schultzejan, Department of Fire Protection, said their main concern would be for the safety of the subject property, and the fire hydrant is required to protect the home and occupants. However, should any fire occur in the area, the fire hydrant would be used. The water for the hydrant is available from an existing main on Duane Street. Mr. Schultzejan said the curb and gutter reference could be struck if so desired. Council decided to retain the reference.

(1176)

Mr. Thorne asked what a standard corner curb was (Condition No. 2-b) and Mr. Thorne explained. He said it would not involve removing any of the buildings. Mr. Thorne said they have a 20-foot sidewalk on Duane and asked whether they could incorporate that area. Mr. Thorne said staff could work that out with the applicant.

(1181)

Mr. Thorne and Mr. Thorne of his clients would be making an application. She has a 20-year-old father and an 85-year-old mother-in-law who live with them, and who will be cared for by the applicant with a hired lady.

(1189)

There being no further business, the Chairman declared the public hearing closed at 10:45 a.m.

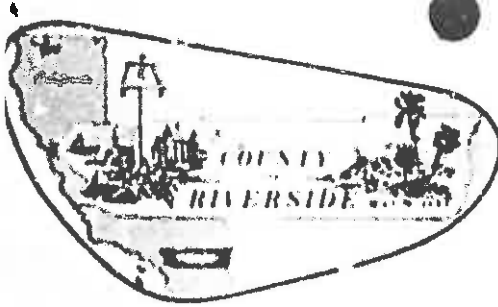
FINDINGS: 1) A family care home at this location would be compatible with the general nature of the area. 2) The proposed expansion of the family care home is consistent with the General Plan designation of Open Space and Other Agricultural lands. 3) The proposed home and care home is subject to conditions which will protect the residents as well as the community.

(1227)

MOTION: Based on the above findings, it was regularly moved by Council member Marks, seconded by Council member Nieburger and unanimously carried that the West

Area Planning Council r... to the Board of Supervisors approval of Public
Use Case No. 315-W in accordance with Exhibit "A" and subject to the conditions
as set forth, except for Condition No. 2-c, 10 and 11 amended as indicated above.

- - - - -



DEPARTMENT OF FIRE PROTECTION

IN COOPERATION WITH THE
CALIFORNIA DIVISION OF FORESTRY

J. ELMER CHAMBERS
COUNTY FIRE WARDEN

OCT 17 1975

RIVERSIDE COUNTY
PLANNING COMMISSION

P.O. BOX 248
C STREET & SAN JACINTO AVE.
PERRIS, CALIFORNIA 92370
TELEPHONE (714) 857-3183

October 15, 1975


Riverside County Planning Commission
4080 Lemon Street
Ninth Floor
Riverside, California 92501

Reference: Public Use Case No. 315W

Gentlemen:

Provide the following fire protection requirements within 60 days of final approval of the Board of Supervisors, pursuant to Riverside County Ordinance #546:

1. Install a water system capable of delivering 1,250 GPM fire flow for a 2 hour duration in addition to domestic or other supply. The computation shall be based upon a minimum of 20 psi residual operating pressure in the supply main from which the flow is measured at the time of measurement.
2. Install Riverside County super fire hydrants so that no point of any building is more than 250 feet from a fire hydrant measured along approved vehicular travelways.
 - a. Hydrants shall not be located closer than 25 feet to any building.
 - b. Exterior surfaces of hydrant barrels and heads shall be painted chrome yellow and the tops and nozzle caps shall be painted green.
 - c. Curbs (if installed) shall be painted red 15 feet in either direction from each hydrant.
3. Furnish either three copies of a water system plan for approval by the Riverside County Department of Fire Protection, or the following certification from the water company signed by a registered Civil Engineer:
"I certify that the design of the water system in Public Use Case #315W is in accordance with the requirements prescribed by the Riverside County Department of Fire Protection.
4. Prior to any increase in occupancy of the property being considered all applicable sections of Title 19, California Administrative Code will be adhered to.


ORIENTED PFEIFFER
Fire Protection Planning
and Engineering Officer

ALBERQUQUE COUNTY PLANNING COMMISSION
6080 LINCOLN STREET
RIVERSIDE, CALIFORNIA

County Dept. of Fire Protection

SUBJECT:

PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3
Oma M. Thomas Mead Valley District
21222 Dawes Road
Parris, CA 92370

Your comments and recommendations are requested prior to October 14, 1975 so
that they may be included in our Staff Report regarding this item.

OTHER RELATED CASE: E. A. 2462

Date: _____ SIGNED _____

The public hearing on this matter will be held on **October 31, 1975** at 10:00 AM
in the Board Room of the Planning Commission, 6080 Lincoln Street, Riverside, CA 92501.

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT, 6080 LINCOLN STREET, RIVERSIDE, CA 92501

9/11/75

RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET
REVERSIDE, CALIFORNIA

RECEIVED
OCT 16 1975

County Road Department

RIVERSIDE COUNTY
PLANNING COMMISSION

SUBJECT: PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone R-3
Oma M. Thomas Mead Valley District
21222 Dawes Road
Parris, CA 92370

01 OCT 16 1975
ENGINEERING
PLANNING DIVISION

Your comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

ORDER NO. 10000-1-10 E. A. 2462

October 14, 1975

- 2a. Prior to issuance of a building permit or any use allowed by this permit, applicant shall dedicate additional right of way to provide for a standard corner cut back at the intersection of Haines Street and Dawes Street. Said dedication shall be at no cost to any government agency.
- 2b. No additional road improvements will be required at this time.

Oct 15, 1975

SIGNED

Irvin F. Hernandez

The public hearing on this matter will be held on October 31, 1975

attached

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT, 4080 LEMON STREET, RIVERSIDE, CA 92501

9/11/75

RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET
RIVERSIDE, CALIFORNIA

RECEIVED
OCT 14 1975

RIVERSIDE COUNTY
PLANNING COMMISSION

Health Department

SUBJECT: PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3
Oma M. Thomas Mead Valley District
21222 Dawes Road
Perris, CA 92370

Your comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

OTHER RELATED ITEMS: E. A. 2462

COMMENTS:

The Department of Public Health has no objection to issuance of a permit for Public Use Case No. 315-W, contingent on the proponent's fulfillment of the following requirements:

1. Standards of space, occupancy, and ventilation must be met in accordance with the housing laws of California.
2. Plans for food preparation area(s) must be submitted to this Department for approval.
3. Definitive information relative to water supply and sewage disposal shall be filed with this Department for review and approval prior to the beginning of any construction. The proponent must submit a soils data report and/or a certification of clearance from the appropriate Water Quality Control Board.

HRK:lcf

Date: October 14, 1975

SIGNED:

Harry R. Keontz
Harry R. Keontz, Chief Sanitarian

The public hearing on this matter will be held on October 31, 1975 at the Health Department, 4080 Lemon Street, Riverside, CA 92501.

HEALTH DEPARTMENT, 4080 LEMON STREET, RIVERSIDE, CA 92501

PLANNING COMMISSION
4080 LEMON STREET
RIVERSIDE, CALIFORNIA

RECEIVED
OCT 14 1975

Edmund

RIVERSIDE COUNTY
PLANNING COMMISSION

RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET
RIVERSIDE, CALIFORNIA

RECEIVED
OCT 2 1975
COUNTY OF RIVERSIDE
DEPT. OF PUBLIC WELFARE

Department of Social Services

PUBLIC USE CASE NO. 315-W - a residential board and care home in Zone M-3
Oma M. Thomas
21222 Dawes Road
Perris, CA 92370
Mead Valley District

Comments and recommendations are requested prior to October 14, 1975 so that they may be included in our Staff Report regarding this item.

Case No. 15000 - 1963: E. A. 2462

REMARKS:

10-10-75

This is a state licensed facility.
Should be sent to:
State Dept of Health
Facilities Licensing Section
28 Civic Center Plaza, Room 13
Santa Ana, Ca. 92701
714-558-4001

9/11-25

County of Riverside

John Byrd, Permits
Roger Streeter, Planning

TO: Bill Harvey, Land Use **DATE:** November 24, 1975

FROM: Bob Mills, Road Department

RE: Daves Road, Public Use Case No. 315-W, Oma M. Thomas

Dedication has been acquired on Daves Road under the above public use case.

RLM:fk

Byrd

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NOV 24 1975

RIVERSIDE COUNTY
PLANNING COMMISSION

NOTICE OF DETERMINATION

| | | |
|--|------------------------------|--|
| Responsible Agency COUNTY OF RIVERSIDE | | Department BOARD OF SUPERVISOR |
| Address 4080 Lemon St., 14th Floor Co. Administrative Center | City Riverside, CA | Zip 92501 |

Project Sponsor:
OMA M. THOMAS, 21222 Dawes Road, Perris, Ca 92370

Project Title and Description:
Public Use 315-W, expand existing health care facility

Project Location:
North of Dawes between Haines and Brown, Perris area

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The responsible agency has:

RIVERSIDE COUNTY
PLANNING COMMISSION

- Approved or authorized the project;
- Disapproved the project;
- Determined that the project may have a significant effect on the environment and caused an environmental impact report to be prepared pursuant to the California Environmental Quality Act of 1970;
- Determined that the project will not have a significant effect on the environment and no environmental impact report was prepared.

DATED: 11-25-75 DONALD D. SULLIVAN, CLERK
Item No. 2.30 BY *R. H. [Signature]*
Deputy

FILED
RIVERSIDE COUNTY

JUL 22 1976

Distribution:
County Clerk (Original)
Clerk of the Board File (Copy)
Department (Copy)

BY Donald D. Sullivan Clerk
[Signature] D. Christensen

ASSESSMENT EVALUATION REPORT

| | |
|---|--|
| Responsible Agency: COUNTY OF RIVERSIDE | Department: PLANNING, ENVIRONMENTAL QUALITY SECTION BY: <u>Todd F. Bueler</u> Date: <u>8-19-75</u> |
| Project Sponsor: Oma H. Thomas 21222 Daves Road Perris, California 92370 | |
| Project Title and Description: Public Use 315-W, Expand existing health care facility, North of Daves between Haines and Brown, Perris Area | |

The following is the evaluation of the Planning Department of the above project:

1. That the project is exempt from the provisions of CEQA because:

2. That the provisions of CEQA have previously been complied with, with respect to the project, and there has been no substantial change in either the project as originally reviewed or the circumstances under which the project is to be undertaken. A Negative Declaration or Environmental Impact Report was filed in connection with:

3. That a "lead agency" situation exists with respect to the project and additional time is needed to consult with the other agency or agencies involved in order to complete the evaluation. Other agencies involved include:

4. That the project will not have a significant effect on the environment and that a Negative Declaration has been filed.

5. That the project may have a significant effect on the environment and that an environmental impact report is required.

6. That the following additional information is needed from the project sponsor in order to complete the evaluation.

NEGATIVE DECLARATION

| | | | |
|--|--|------------|-------|
| Responsible Agency | | Department | |
| RIVERSIDE COUNTY | | PLANNING | |
| Address | | City | Zip |
| 4080 Lemon Street | | Riverside | 92501 |
| Project Sponsor | | | |
| <p style="text-align: center;">Oma M. Thomas 21222 Daves Road Parris, California 92370</p> | | | |

| |
|--|
| Project Title and Description |
| Public Use 115-W, Expand existing health care facility, North of Daves between Laines and Brown, Parris Area |

It has been determined that the above project will not have a significant effect on the environment for the following reasons:

Review of the proposed project has entailed assessment of potential impacts associated with (1) geological, hydrologic, and soil factors, (2) ecological conditions, and (3) growth inducing aspects such as public facilities and premature development.

Evaluation of the Initial Study (EA # 2462) has indicated that due to the scope and nature of the project, and the existing physical conditions, the activity will not have a significant impact on the physical, biological, or socio-economic environment.

The initial study of the project was prepared by Riverside County Planning Department. A copy of the study may be obtained from the Riverside County Planning Department, Hall of Records, 4080 Lemon Street, Riverside, California.

Date: August 19, 1973

(Signature) _____

(Title) Todd F. Beeler
Associate Planner

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AUG 11 1975

| | |
|-------------|-------------|
| Staff Only | |
| File No. | EL 2462 |
| Receipt No. | 48/94 |
| Received by | [Signature] |

RIVERSIDE COUNTY ENVIRONMENTAL ASSESSMENT FORM
 PLANNING COMMISSION RIVERSIDE COUNTY PLANNING DEPARTMENT

ACCOMPANY APPLICATION FOR Public use permit PL-31511
 Type of Permit & No.

LOCATION 21222 DAWES ROAD
 ADDRESS

APPLICANT OMA M. THOMAS 21222 DAWES RD PERRIS CA - 92370 657-7850
 (Please Print) NAME ADDRESS ZIP TELE. NO.

Background Information

- Briefly describe the nature of the project or activity.
 Residential Board & care home for adults. (14 clients)
- General Location. Corner of Haines and DAWES Rd. approx 2 1/2 mile
 of 395 and 1 block north of Cajalco (Lake Haines north 1 block.)
from Cajalco
- Legal description of project site. Lot 144 of map, Block 15 Pg 49 Rethaven area
 LOT 145 of Rethaven Acres, in County of Riverside, State
 Calif. as shown by map on file in Book 15 page 49 of maps,
 Records of Riverside Co., Calif. (2 lots.)
- Describe the project area, including distinguishing natural and manmade characteristics.
 This is a rural planned community.
- In the project a phase or a portion of a larger project?
 If so, identify larger project.
 we now have a family care home for six mentally retarded
 mild-moderate adults and wish to enlarge to (14) full time
 - who may be mentally retarded, will be handicapped.
- Has an Environmental Assessment or Environmental Impact Report previously been
 prepared that includes the project? If so give date submitted and title of project.
 unknown. Has been a guest home since 1969.

7. List every other public agency from whom a lease, permit, license, certificate,
 or other entitlement for use is necessary before completion of the project?
 Department of Health Services, for fourteen persons,
 Health Department
 State Fire Marshall

I. Assessment of Environmental Impact.

Please answer the following questions by placing a check in the appropriate space. (The applicant should be able to explain or substantiate his response to every question.)

A. Characteristics of the Natural Environment.

Yes No County

1. Land (Topography, Soils, Geology)

- a. Does the project site involve a unique landform or biological area, such as beaches, sand dunes, marshes, etc.?
- b. Will the project involve construction on slopes of 25% or greater?
- c. Is the project to be located in an area of soil instability (subsidence, landslide or severe erosion)?
- d. Is the project site located on, or adjacent to a known earthquake fault?

| | | |
|---|--|--|
| | | |
| X | | |
| X | | |
| X | | |
| X | | |

2. Water

- a. Is the project located within a flood plain?
- b. Does the project involve a natural drainage channel or stream bed?

| | | |
|---|--|--|
| | | |
| X | | |
| X | | |

3. Flora and Fauna

- a. Are there any rare or endangered species of plant life in the project area?
- b. Will any mature trees be removed or relocated?
- c. Is the project site adjacent to, or does it include, a habitat, flood source, water source, nesting place or breeding place for a rare or endangered wildlife species?
- d. Could the project affect fish, wildlife, reptiles, or plant life?
- e. Is the project located inside or within 200 feet of a fish or wildlife refuge or reserve?

| | | |
|---|--|--|
| | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

4. Potential Alteration to Natural Features

- a. Will the project result in the removal of natural resources for commercial purposes (including rock, sand, gravel, oil, trees, or minerals)?
- b. Will the project involve grading in excess of 300 cu. yds.?

| | | |
|---|--|--|
| | | |
| X | | |
| X | | |

B. Potential Direct Impact of Project.

Yes, No (

1. Impact on Existing physical surroundings.

a. Pollution (Air, water, noise, land)

- (1) Will the project create dust, fumes, smoke or odors?
- (2) Will the project involve the burning of any material, including, brush, trees or construction materials?
- (3) Is the project expected to result in the generation of noise levels in excess of those currently existing in the area?
- (4) Will the project involve the application, use, or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?

| | | |
|---|---|--|
| — | X | |
| — | X | |
| — | X | |
| — | X | |

b. Applicable Pollution Controls and Standards.

- (1) Will the project require a permit or other approval from any of the following agencies?

- State or Regional Water Resources Control Board
- County Health Officer
- Air Pollution Control District
- City or County Planning Commission
- U. S. Environmental Protection Agency
- County Airport Land Use Commission

| | | |
|---|---|--|
| X | — | |
| — | X | |
| X | — | |
| — | X | |
| X | — | |
| — | X | |
| — | X | |

- (2) Does the project require variance from established environmental standards (e.g., air quality, noise, water quality)?

| | | |
|---|---|--|
| — | X | |
|---|---|--|

2. Impact on existing facilities and services.

a. Circulation.

- (1) Is the project expected to cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?
- (2) Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?
- (3) Will the project involve the use of off-the-road vehicles of any kind (such as trail bikes)?

| | | |
|---|---|--|
| — | X | |
| — | X | |
| — | X | |

b. Water Supply and Sewage Disposal.

- (1) Will the project entail the acquisition of water from wells or surface sources for commercial and/or non-domestic use?

| | | |
|---|---|--|
| — | X | |
|---|---|--|

- (2) Will septic tanks be utilized for sewage disposal? (3)

| | | |
|---|---|--|
| X | — | |
|---|---|--|

Yes No Count

c. Demand for Service from Special Districts and/or Municipalities or County.

(1) Will the project require the extension of existing public utility lines?

X

(2) Will the project require public services, from an agency, district or public utility which is currently operating at or near capacity?

X

3. Miscellaneous

a. Will the project employ equipment which could interfere with existing communication and/or defense systems?

X

b. Is the project located within the flight path or noise impact area of an airport?

X

Potential Indirect Impact of Project.

1. Land Use

a. Is the proposed project expected to result in other changes in land use either on or off the project site?

X

b. Could the project serve to encourage development of presently undeveloped areas, or increase in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

X

c. Is the project adjacent to or within 500 ft. of an existing public facility or site for same?

X

d. Is the project inconsistent with any adopted general plan, specific plan or present zoning?

X

e. Does the project involve lands currently protected under the Williamson Act or an Open Space Easement?

X

2. Visual Impact

a. Is the site for the proposed project adjacent to a designated Scenic Highway or within a Scenic Corridor?

X

b. Will the project obstruct any scenic view from existing residential areas, public lands, or public roads?

X

3. Social/Cultural Impact

a. Will the project require the relocation of housing or business in order to clear the project site?

X

b. Does the project site include or affect a known historical or archeological site?

X

II. Statement as to Significant Environmental Effect.

If you have answered yes to one or more of the questions in Section II, but believe the project will have no significant adverse environmental effect, indicate your reasons below.

1(B)

- > County or state health officer inspects our home.
- > I have been requested by the Dept. of Health from Santa Ana to submit to them a zoning ^{or Public Use} Clearance for a Residential Board & Care Home for adults. The capacity of fourteen guests. I have been previously licensed for family board & care for guests at Elmore, Ca. We have said that the and moved here June 1974. This was a licensed guest home when we purchased the property 5-5
- > we have installed two additional septic tanks with 500ft. each line, no problems. (3 septic tanks, we had the older septic tank pumped, but had no previous problems.

To the best of my knowledge the above information is true and complete.

Date: Aug 1 - 1975

Signed Orna M. Thomas
(Project sponsor)

By Orna M. Thomas

Title owner



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: Residential Care for the Elderly

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: Feb 15, 2016

APPLICATION INFORMATION

Applicant's Name: Perris Oscar Tine E-Mail: cynthia90064@aol.com

Mailing Address: PO Box 341 310
Los Angeles CA 90034
City State ZIP

Daytime Phone No: (310) 729-7158 Fax No: (310) 837-9324

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Cynthia Hinds E-Mail: cynthia90064@aol.com

Mailing Address: PO Box 341 310
CA CA 90034
City State ZIP

Daytime Phone No: (310) 729-7158 Fax No: (310) 837-9324

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 318052015-7 and 318052014-6

Property Location or Address:

21222 Jawses Street, Perris CA 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Cynthia Hinds

Phone No.: 310-729-7158

Firm Name: Perris Oases Inc

Email: cynthia90064@aol.com

Address: ~~21222 Jawses St~~ Box 341310

LA CA 90034 / 21222 Jawses St
Perris CA 90034

3. APPLICANT INFORMATION:

Applicant Name: Perri Cynthia Hinds

Phone No.: 310 729 7158

Firm Name: Perris Oases Inc.

Email: cynthia90064@aol.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Cynthia Hinds Date: Feb 15, 2016

Print Name and Title: Cynthia Hinds

Signature of Property Owner: Cynthia Hinds Date: Feb 15, 2016

Print Name and Title: Cynthia Hinds

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

Print Name and Title: _____

| FOR COUNTY OF RIVERSIDE USE ONLY | |
|-----------------------------------|-------------------------|
| Application or Permit (s)#: _____ | |
| Set #: _____ | Application Date: _____ |



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Terris Paces Inc hereafter "Applicant" and Cynthia Hinds "Property Owner".

Description of application/permit use:
Residential Care Facility for the Elderly providing 24 hour
Care and Supervision

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

Section 1. Deposit-based Fees

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

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

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

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.

Cynthia Hinds Cynthia Hinds
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.

Cynthia Hinds Cynthia Hinds
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 318052015, 318052014

Section: _____ Township: Perris Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 3/4 of an acre

General location (nearby or cross streets): North of Daves St, South of Ricks St., East of Brown St, West of Haines

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Providing Care and Supervision for the elderly 24 hour residential care facility

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No Septic Tanks

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards / NA

Does the project need to import or export dirt? Yes No

Import NA Export / NA Neither / NA

What is the anticipated source/destination of the import/export? / NA

What is the anticipated route of travel for transport of the soil material? / NA

How many anticipated truckloads? / NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) NA 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 _____

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

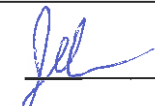
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Cynthia Harris Date Feb 15 2016
Owner/Authorized Agent (2) _____ Date _____

NOTICE OF PUBLIC HEARING **SCHEDULING REQUEST FORM**

| | |
|---------------------------------|--|
| Principal's signature/initials: |  |
| Date: | <u>5/12/2016</u> |

DATE SUBMITTED: 05/12/2016

TO: Planning Commission Secretary

FROM: John Hildebrand (Riverside)

PHONE No.: (951) 955-1888

E-Mail: jhildebr@rctlma.org

SCHEDULE FOR: Planning Commission on 06/01/2016

10-Day Advertisement: Advertisement Exempt from CEQA

PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – REQUEST: Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents – APNs: 318-052-014 and 318-052-015

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$2,200.00, as of 05/12/2016.

CFG Case # CFG05093 - Fee Balance: \$ 50.00

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence) Located within Highway 79 & EDR Policy Areas

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:

PUBLIC USE PERMIT NO. 930 – CEQA EXEMPT – Applicant: Cynthia Hinds – Engineer/ Representative: Cynthia Hinds – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) – Location: North of Dawes Street, south of Hicks Street, east of Brown Street, and west of Haines Street – 0.75 acres – Zoning: Rural Residential, half-acre minimum (R-R-1/2) – **REQUEST:** Public Use Permit No. 930 is a renewal for expired Public Use Case No. 315-W, which previously established a State licensed residential elderly care facility, for a maximum of 15 residents.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: JUNE 1, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner at 951-955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/30/2016,

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

APN (s) or case numbers PUP00930 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

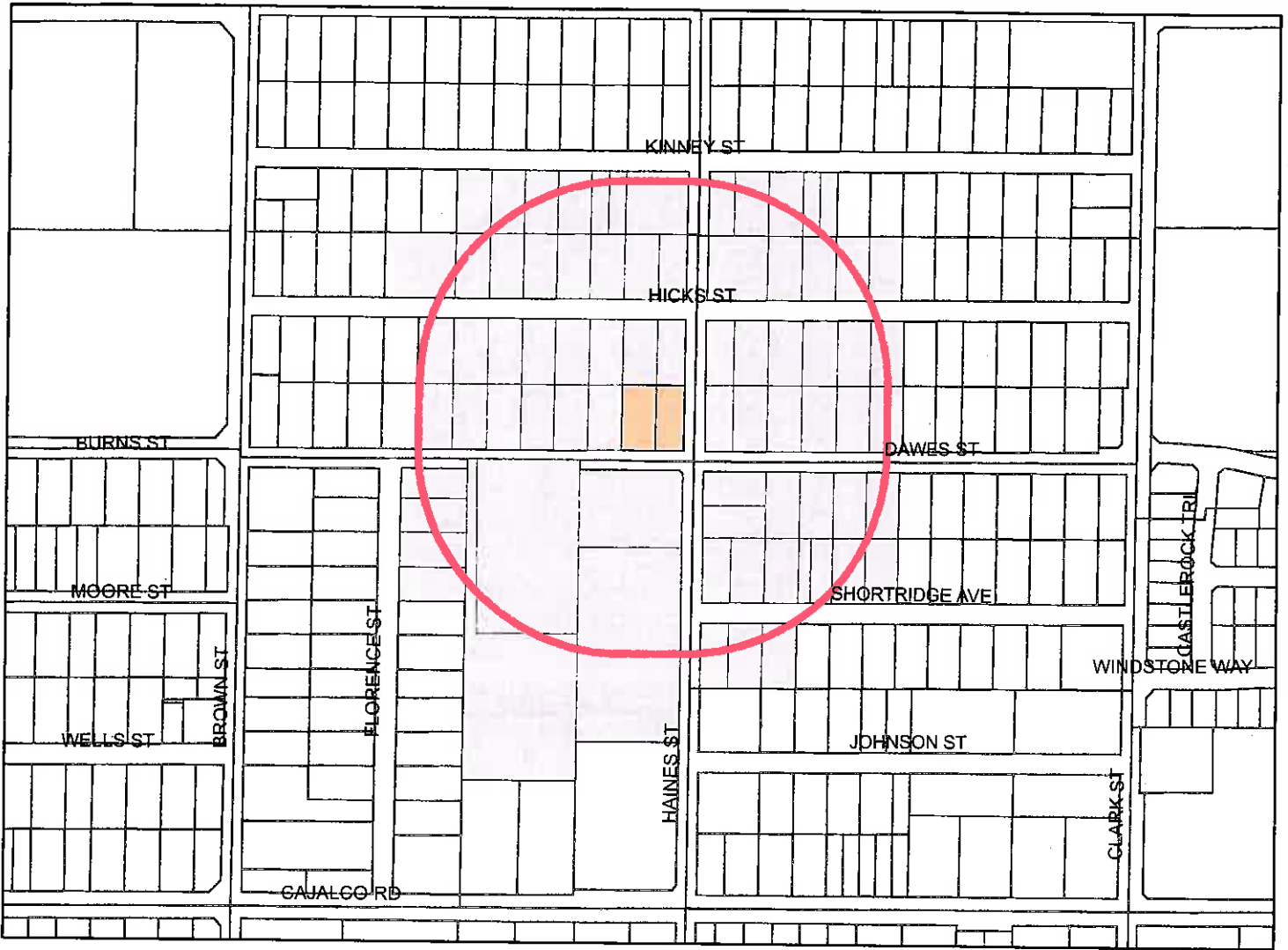
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00930 (600 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 318-042-001 | 318-062-003 | 318-041-002 | 318-081-024 | 318-070-001 | 318-041-012 | 318-022-009 | 318-022-010 | 318-081-019 | 318-070-008 |
| 318-042-023 | 318-041-001 | 318-041-013 | 318-062-002 | 318-052-014 | 318-052-015 | 318-042-003 | 318-082-003 | 318-082-002 | 318-051-005 |
| 318-052-013 | 318-052-010 | 318-041-014 | 318-081-026 | 318-042-006 | 318-052-019 | 318-051-007 | 318-051-013 | 318-051-014 | 318-022-013 |
| 318-042-005 | 318-081-027 | 318-081-021 | 318-081-022 | 318-082-001 | 318-070-007 | 318-022-007 | 318-052-008 | 318-042-020 | 318-052-017 |
| 318-042-019 | 318-042-024 | 318-052-020 | 318-022-008 | 318-062-004 | 318-042-021 | 318-051-008 | 318-032-005 | 318-081-004 | 318-051-006 |
| 318-042-002 | 318-052-018 | 318-052-021 | 318-042-022 | 318-051-011 | 318-051-012 | 318-052-006 | 318-052-007 | 318-042-004 | 318-081-023 |
| 318-052-016 | 318-032-001 | 318-032-002 | 318-032-003 | 318-032-004 | 318-062-001 | 318-022-011 | 318-022-012 | 318-070-002 | 318-081-003 |
| 318-081-029 | 318-081-025 | 318-081-020 | 318-052-012 | 318-070-009 | 318-081-028 | 318-052-009 | 318-052-011 | | |



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: 318022007, APN: 318022007
NORMA GUERRERO, ETAL
21784 NANCE ST
PERRIS CA 92570

ASMT: 318022008, APN: 318022008
LEANNE FETTY, ETAL
21157 KINNEY ST
PERRIS, CA. 92570

ASMT: 318022010, APN: 318022010
CELIA MACIAS, ETAL
21185 KINNEY ST
PERRIS, CA. 92570

ASMT: 318022011, APN: 318022011
SALVADOR PACHECO
21205 KINNEY ST
PERRIS, CA. 92570

ASMT: 318022013, APN: 318022013
IGNACIO CERVANTES
19111 HAINES ST
PERRIS, CA. 92570

ASMT: 318032004, APN: 318032004
ROSE COOLEY
8240 GARFIELD ST
RIVERSIDE CA 92504

ASMT: 318032005, APN: 318032005
MONICA ARREOLA
355 DIANA ST
PERRIS CA 92570

ASMT: 318041001, APN: 318041001
CONSTANCE CLARK
21258 HICKS ST
PERRIS, CA. 92570

ASMT: 318041002, APN: 318041002
JACQUELINE KURTZMAN, ETAL
C/O NORMAN LEVENSON
4120 ANDROS WAY
OCEANSIDE CA 92056

ASMT: 318041012, APN: 318041012
CONNIE WHEARM, ETAL
44242 BRANDON THOMAS WY
LANCASTER CA 93536

ASMT: 318041014, APN: 318041014
GEORGE LUGO
21291 HICKS ST
PERRIS, CA. 92570

ASMT: 318042001, APN: 318042001
MARIA MARTINEZ, ETAL
21261 HICKS ST
PERRIS, CA. 92570

ASMT: 318042002, APN: 318042002
PEARLIE WRIGGINS
21275 HICKS ST
PERRIS, CA. 92570

ASMT: 318042003, APN: 318042003
DEANDRE SHERIFF
21293 HICKS ST
PERRIS, CA. 92570

ASMT: 318042004, APN: 318042004
MARTHA GUTIERREZ, ETAL
21333 HICKS ST
PERRIS CA 92570

ASMT: 318042023, APN: 318042023
CARLOS VALDEZ
11705 CLARK ST
MORENO VALLEY CA 92557

ASMT: 318042005, APN: 318042005
ISAIAS OLAGUE
21325 HICKS ST
PERRIS, CA. 92570

ASMT: 318042024, APN: 318042024
JUAN MARES
19230 HAINES ST
PERRIS, CA. 92570

ASMT: 318042006, APN: 318042006
RUFINO QUEZADA, ETAL
1784 EMERALD WAY
PERRIS CA 92571

ASMT: 318051005, APN: 318051005
EDWARD RODRIGUEZ
26510 TRUMPLE RD
SUN CITY CA 92585

ASMT: 318042019, APN: 318042019
JUAN CAMPOS
21376 KINNEY ST
PERRIS CA 92570

ASMT: 318051006, APN: 318051006
LESTER JACKSON, ETAL
C/O TARA S MOORE
9202 TREASURE OAK CT
LORTON VA 22079

ASMT: 318042020, APN: 318042020
RUTH GAUDIANA, ETAL
21330 DAWES ST
PERRIS, CA. 92570

ASMT: 318051007, APN: 318051007
HILARIO GUTIERREZ
3505 ORA VISTA AVE
BAKERSFIELD CA 93309

ASMT: 318042021, APN: 318042021
MAGDALENA SEGURA
21310 DAWES ST
PERRIS, CA. 92570

ASMT: 318051008, APN: 318051008
MARTHA GONZALEZ
21164 HICKS ST
PERRIS, CA. 92570

ASMT: 318042022, APN: 318042022
RIGOBERTO GONZALEZ
21294 DAWES ST
PERRIS, CA. 92570

ASMT: 318052008, APN: 318052008
JORGE REYES
21149 HICKS ST
PERRIS, CA. 92570



ASMT: 318052009, APN: 318052009
VICTOR HEREDIA
21161 HICKS ST
PERRIS, CA. 92570

ASMT: 318052017, APN: 318052017
MARIA NAVARRO, ETAL
C/O MARIA E NAVARRO
18677 MESA DR
VILLA PARK CA 92861

ASMT: 318052010, APN: 318052010
GABRIELA DOTTS
12560 HASTER ST UNIT 194
GARDEN GROVE CA 92840

ASMT: 318052018, APN: 318052018
MARISOL CABADA, ETAL
21168 DAWES ST
PERRIS, CA. 92570

ASMT: 318052011, APN: 318052011
EVA BERARDINI, ETAL
P O BOX 489
PERRIS CA 92572

ASMT: 318052019, APN: 318052019
HERMILO PEREZ
19211 STROH AVE
CORONA CA 92881

ASMT: 318052012, APN: 318052012
TANIA VICUNA
14171 BRENAN WAY
SANTA ANA CA 92705

ASMT: 318052020, APN: 318052020
TIMOTEA TORRES, ETAL
21124 DAWES ST
PERRIS, CA. 92570

ASMT: 318052013, APN: 318052013
ESTELA MONTALVO
19191 HAINES ST
PERRIS, CA. 92570

ASMT: 318052021, APN: 318052021
RICARDO CIRIANI
45455 LORENZ LN
TEMECULA CA 92590

ASMT: 318052015, APN: 318052015
CYNTHIA HINDS
3289 WOODBINE ST
LOS ANGELES CA 90064

ASMT: 318062001, APN: 318062001
ESTELA MENCHACA, ETAL
21534 MARTIN ST
PERRIS CA 92570

ASMT: 318052016, APN: 318052016
ROSAURA CHAVEZ
21200 DAWES ST
PERRIS, CA. 92570

ASMT: 318062002, APN: 318062002
MARTHA CASTRO, ETAL
19278 FLORENCE ST
PERRIS, CA. 92570



ASMT: 318062003, APN: 318062003
MARIA CASTRO, ETAL
2018 WILLOWBROOK LN
PERRIS CA 92571

ASMT: 318081004, APN: 318081004
ELIAS CAMPOS MARTINEZ, ETAL
2268 COLGATE DR
COSTA MESA CA 92627

ASMT: 318062004, APN: 318062004
ENEDINA MARTINEZ, ETAL
123 EMLTREE DR
PERRIS CA 92571

ASMT: 318081019, APN: 318081019
BENJAMIN CARABALLO
21370 SHORTRIDGE AVE
PERRIS, CA. 92570

ASMT: 318070001, APN: 318070001
JACKIE CERVANTES, ETAL
21165 DAWES ST
PERRIS, CA. 92570

ASMT: 318081020, APN: 318081020
SULTAN ABASSY
14802 DONCASTER RD
IRVINE CA 92604

ASMT: 318070002, APN: 318070002
ALBERT JOHNSON, ETAL
4655 MINNIER AVE NO 47B
RIVERSIDE CA 92505

ASMT: 318081022, APN: 318081022
JAMILL MONTOYA
3380 LA SIERRA NO 104141
RIVERSIDE CA 92503

ASMT: 318070007, APN: 318070007
JONATHAN LAGEMAN
4123 RICHWOOD AVE
EL MONTE CA 91732

ASMT: 318081023, APN: 318081023
ROGELIO PEREZ
21292 SHORTRIDGE ST
PERRIS, CA. 92570

ASMT: 318070008, APN: 318070008
BRENDA HURD
P O BOX 7731
MORENO VALLEY CA 92552

ASMT: 318081024, APN: 318081024
ANTONIO PATINO
21280 SHORTRIDGE AVE
PERRIS, CA. 92570

ASMT: 318070009, APN: 318070009
TOM MILLENDER
C/O MILBERT L MILLENDER
3946 WELLAND AVE
LOS ANGELES CA 90008

ASMT: 318081025, APN: 318081025
SERGIO MACIAS
20691 BURNS ST
PERRIS CA 92570



ASMT: 318081026, APN: 318081026
GEORGE SHELDON
19280 HAINES ST
PERRIS, CA. 92570

ASMT: 318081027, APN: 318081027
ISMAEL TORRES
19260 HAINES ST
PERRIS, CA. 92570

ASMT: 318081028, APN: 318081028
UBEROUS INC
4195 CHINO HILLS PKY 539
CHINO HILLS CA 91709

ASMT: 318081029, APN: 318081029
SAUL OROZCO
21315 DAWES ST
PERRIS CA 92570

ASMT: 318082001, APN: 318082001
JOHNNY DILLDINE
19360 HAINES ST
PERRIS, CA. 92570

ASMT: 318082002, APN: 318082002
DOUGLAS DAVILA
21275 SHORT RIDGE AVE
PERRIS, CA. 92570

ASMT: 318082003, APN: 318082003
KATHLEEN DEMEL, ETAL
15868 GOLDEN STAR AVE
RIVERSIDE CA 92506



Applicant/Owner:

Hubert Hinds
P.O. Box 341310
Los Angeles, CA 90034

Applicant/Owner:

Hubert Hinds
P.O. Box 341310
Los Angeles, CA 90034

City of Perris
Development Services, Planning Division
101 N. D Street
Perris, CA 92570



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.

Public Use Permit No. 930
Project Title/Case Numbers

John Earle Hildebrand III, Principal Planner (951) 955-1888
County Contact Person *Phone Number*

State Clearinghouse Number (if submitted to the State Clearinghouse)

Cynthia Hinds P.O. Box 341310, Los Angeles, CA 90034
Project Applicant *Address*

Northerly of Davis Street, southerly of Ricks Street, easterly of Brown Street, westerly of Haines
Project Location

The Public Use Permit proposes a renewal of a previously expired public use permit for a State licensed residential elderly care facility.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 1, 2016, and has made the following determinations regarding that project:

1. The project will not have a significant effect on the environment.
2. A finding that nothing further was prepared for the project pursuant to the provisions of the California Environmental Quality Act §50.00 and reflect the independent judgement of the Lead Agency.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.
5. A statement of Overriding Considerations was not adopted
6. Findings were not made pursuant to the provisions of CEQA.

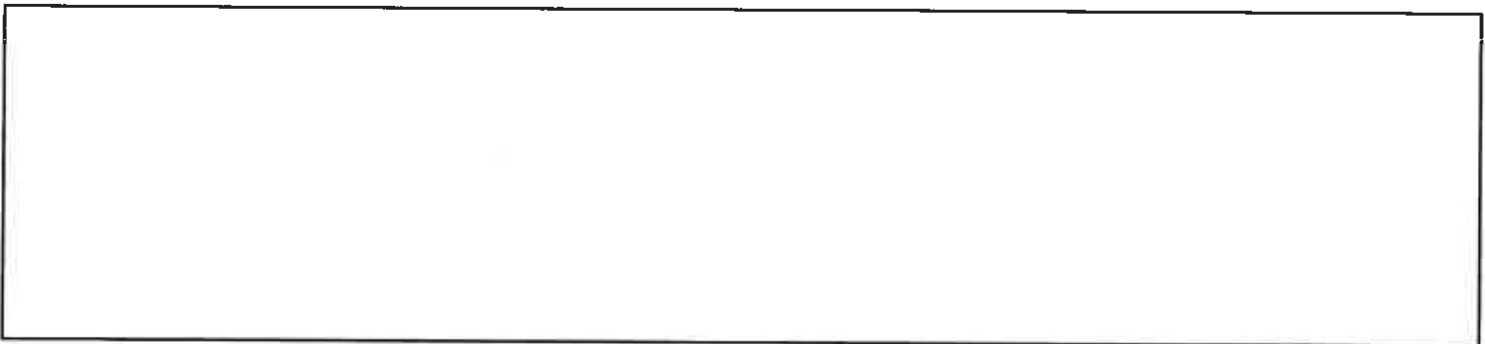
This is to certify that the project is categorically exempt under 15301 – Class 1 Existing Facilities..

John Hildebrand
Signature

John Earle Hildebrand III, Principal Planner
Title

June 1, 2016
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Public Use Permit No. 930

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Davis Street, southerly of Ricks Street, easterly of Brown Street, and westerly of Haines

Project Description: The Public Use Permit proposes a renewal of a previously expired public use permit for a State licensed residential elderly care facility.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Cynthia Hinds, P.O. Box 341310, Los Angeles, CA 90034

Exempt Status: (Check one)
 Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301- Class 1)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The Public Use Permit proposes a renewal of a previously expired permit for an existing elderly care facility. No new construction is being proposed.

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

Signature Title Date June 1, 2016

Date Received for Filing and Posting at OPR: _____

Revised: 05/12/2016: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA ZCFG No. 06253 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1602636

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: HINDS HUBERT A \$50.00
paid by: CK 2353
NOT REQUIRED
paid towards: CFG06253 CALIF FISH & GAME: DOC FEE
at parcel: 21230 DAWES ST PERR
appl type: CFG3

By _____ Mar 08, 2016 12:29
MGARDNER posting date Mar 08, 2016


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

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

4.3

Agenda Item No.:
Area Plan: Mead Valley
Zoning Area: Good Hope
Supervisory District: First
Project Planner: John Earle Hildebrand III
Planning Commission: June 1, 2016

General Plan Amendment No. 1168
Change of Zone No. 7904
Environmental Assessment No. 42886
Applicant: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1168 (Technical Amendment) and CHANGE of ZONE NO. 7904 – A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

BACKGROUND:

The project site is located within the Mead Valley Area Plan, along the east side of Highway 74 and north of Ethanac Road. The site includes two parcels, totaling 4.81 acres. The existing onsite manufacturing wood shop business is a result of a relocation agreement between the County of Riverside and the property owners, Edward and Diana Ryder. Due to the Highway 74 expansion, the previous location of the business, a 3.45 acre property located approximately 1.5 miles to the north, was acquired by the Riverside County Transportation Commission ("RCTC"), as it was needed for additional right-of-way. The wood shop business was relocated to its current site in 2011.

In order for the site to accommodate the wood shop manufacturing business, a General Plan Amendment and Change of Zone was necessary to be processed, so that the use would be in conformance. It was intended to change the General Plan Land Use of both parcels associated with the site from Rural: Rural Residential to Community Development: Light Industrial and also change the Zoning Classification of both parcels from Rural Residential to Manufacturing – Service Commercial. However, at the time of relocation, only the northern parcel's Zone (File No. CZ07761) was appropriately changed and the General Plan Amendment was not completed. As a result, this project is a County initiated Technical General Plan Amendment and Change of Zone, to correct the land use issue and complete the entitlement process for both parcels.

Additionally, a new wood shop building was approved under Plot Plan No. 19133, which resulted in the construction of a 10,500 square-foot industrial building on the northern parcel, under Building Permit No. BNR040015. A single-family dwelling unit with an attached garage and a guest house were permitted under Building Permit Nos. BRS041191 and BRS041192 also on the northern parcel, and a mobile home was permitted on the southern parcel under Building Permit BMR034333, all of which have been constructed and are in use. The Manufacturing – Service Commercial Zoning Classification provides for a wide variety of uses, including dwelling units when they are occupied by the owners of the

accompanying onsite business. The Ryders are occupying the homes and operating their manufacturing wood shop business, in conformance with the provisions of the Manufacturing – Service Commercial Zoning Classification.

Policy Area

The project site is located within the Highway 74 Good Hope Policy Area. This Policy Area is described in the Mead Valley Area Plan as follows, “The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.” This Policy Area includes a single policy, as follows, “MVAP 4.1 Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74.” As described in the above background section, this business was relocated from a location within the Highway 74 Good Policy Area, to a new location, within the Highway 74 Good Policy Area, due to the Highway 74 widening plan and is therefore consistent with the Policy.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 24, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Soboba Tribe requesting consultation under SB 18. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. No other requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

In compliance with AB 52 requirements, Riverside County staff sent an information package relating to this project, to all requesting Tribes on March 24, 2016. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received formal consultation requests within the 30-day review period from both Soboba and Pechanga Tribes. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. County staff met with Pechanga on April 28, 2016, which also resulted in no further consultation for the same reasons. As a result, consultation under AB 52 has been concluded.

Sphere of Influence

The project site is located within the City of Perris Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. At the time of staff report preparation, County staff received no comments from the City Perris regarding this proposed project.

FINDINGS:

General Plan Amendment Findings

This project is a Technical General Plan Amendment, which involves changes to the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Documentable errors in the General Plan may include corrections to statistics, mapping error corrections, changes in spheres of influence and city boundaries, changes in unincorporated

communities, editorial clarifications, or changes in appendix information. As discussed previously, this Technical Amendment involves a correction to the project site's General Plan Foundation Component and General Plan Land Use Designation.

The Administration Element of the Riverside County General Plan and Article II Section 2.4(f)(1) of Ordinance No. 348, both provide that at least two (2) findings must be made for a Technical Amendment. This project is a County initiated request to change from one Foundation Component to another, as well as from one Land Use Designation to another. The Technical General Plan Amendment findings are as follows:

1) (TECHNICAL FINDING) *The proposed amendment would not change any policy direction or intent of the General Plan.*

In conformance with Mead Valley Area Plan (MVAP) Policy 4.1, which states, "Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74," the existing manufacturing business was relocated from 24790 Highway 74, Perris, CA. 92570 to the current location at 21638 Ethanac Road, Perris, CA 92570 due to the Highway 74 Expansion. It was originally intended that both parcels associated with the relocated project site were to go through a General Plan Amendment and accompanying Change of Zone, in order to accommodate the relocated manufacturing use. During the original entitlement process (File No. CZ07761) however, only the northern parcel was changed to an industrial Zoning Classification and the General Plan Amendment was not completed. This County initiated General Plan Amendment will result in a technical land use correction to finalize the land use changes to both parcels and change the southern parcel's Zoning Classification to match the northern parcel, enabling the relocated business to come into conformance. Furthermore, this technical correction does not change any policy direction or intent of the Riverside County General Plan and is consistent with the Mead Valley Area Plan.

2) (TECHNICAL FINDING) *An error or omission needs to be corrected.*

The County of Riverside previously worked with the Regional Transportation Commission and CalTrans to widen a portion of State Highway Route 74, extending from the City of Perris to the City of Lake Elsinore. In conjunction with the widening, it was necessary to relocate certain commercial and industrial uses that were impacted by the widening due to additional right-of-way acquisition. The project site contains a manufacturing business that was relocated from a site approximately 1.5 miles away to the north. As stated above, Mead Valley Area Plan (MVAP) Policy 4.1 provides for and encourages the relocation of existing businesses that are affected by the widening. The manufacturing business was relocated in conformance with this policy. However, the site's General Plan Land Use Designation and Zoning Classification for the subject property was not changed entirely, as originally intended, when the property was transferred to the business owner. This General Plan Amendment is a technical correction which will result in a change to both parcel's General Plan Foundation Components and General Plan Land Use Designations to Community Development: Light Industrial. In addition, the southern parcel's Zoning Classification will be changed to M-SC (Manufacturing – Service Commercial) matching that of the northern portion, which was previously changed. This change will bring the relocated manufacturing use into conformance with the Zone and Land Use. Pursuant to Zoning Ordinance 348, manufacturing uses are allowed within the M-SC (Manufacturing – Service Commercial) Zoning Classification, subject to Plot Plan approval. The use was previously approved under Plot Plan No. 19133, in 2004. Furthermore, as specified by the Riverside County General Plan, Chapter 3 – Land Use Element,

the Light Industrial General Plan Land Use Designation allows for a wide variety of industrial and related uses including, “assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses.” Since both the proposed General Plan Land Use and Zoning Classification allow for manufacturing uses, they will be consistent with each other upon this change.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing Foundation General Plan Land Use (Ex #6): | Rural (RUR) and Community Development (CD) |
| 2. Proposed Foundation General Plan Land Use (Ex #6): | Community Development (CD) |
| 3. Existing General Plan Land Use (Ex #6): | Rural Residential (RR) and Light Industrial (LI) |
| 4. Proposed General Plan Land Use (Ex #6): | Light Industrial (LI) (0.25 – 0.60 FAR) |
| 5. Surrounding General Plan Land Use (Ex #6): | Rural Residential (RR) to north, west and east; Very Low Density Residential (VLDR) to the south |
| 3. Existing Zoning (Ex #3): | R-R (Rural Residential) and M-SC (Manufacturing-Service Commercial) |
| 4. Proposed Zoning (Ex #3): | M-SC (Manufacturing–Service Commercial) |
| 5. Surrounding Zoning (Ex #3): | R-R (Rural Residential) on all sides |
| 6. Existing Land Use (Ex #1): | Single-family house and light industrial |
| 7. Surrounding Land Use (Ex #1): | Scattered single-family homes and vacant land |
| 8. Project Size: | Total Acreage: 4.81-Acres |
| 9. Environmental Concerns: | See Environmental Assessment File No. EA42886 |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2016-007 recommending adoption of General Plan Amendment No. 1168 to the Riverside County Board of Supervisors.

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42886**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1168 amending the entire project’s site General Plan Foundation Component from Rural (RUR) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7904 changing the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) in accordance with the Proposed Zoning Exhibit #3; based on the findings and conclusions incorporated in the staff report; and, 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 and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Rural Residential (RR) and is located within the Mead Valley Area Plan.
2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Residential (RR) to the west, north, and east, and Very Low Density Residential (VLDR) to the south.
3. This Technical General Plan Amendment will result in a Land Use change from Rural: Rural Residential (RUR:RR) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio), on both of the project site's parcels, which was originally intended when the business was relocated.
4. This Technical General Plan Amendment will not result in a change to any General Plan policy not conflict with the intent of the General Plan.
5. This Technical General Plan Amendment is a result of an error correction to the project site's land use. Mead Valley Area Plan (MVAP) Policy 4.1 provides for and encourages the relocation of existing businesses that are affected by the Highway 74 widening. An existing manufacturing business was relocated to the project site, in conformance with this policy. However, at the time of relocation, only the northern parcel associated with the project site was changed to an appropriate Zoning Classification that supports the use. This correction will change the General Plan Land Use of both parcels, and the Zoning Classification of the southern parcel to enable the existing business to come into conformance with what was intended during the time of relocation.
6. The project site's northern parcel has a Zoning Classification of M-SC (Manufacturing-Service Commercial) and the southern parcel has a Zoning Classification of R-R (Rural Residential).
7. The project site is surrounded by properties which have a Zoning Classification R-R (Rural Residential) to the north, west, south, and east.
8. This Change of Zone will result in changing the southern parcel associated with the project site to M-SC (Manufacturing – Service Commercial), matching the northern parcel.
9. Environmental Assessment No. 42886 identified no potentially significant impacts, and resulted in a Negative Declaration of environmental effects.

CONCLUSIONS:

1. The project is in conformance with the Community Development: Light Industrial (LI) (0.25 – 0.60 floor area ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the M-SC (Manufacturing – Service Commercial) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
 - a. The boundaries of a City; or
 - b. A the CVMSHCP boundary; or
 - c. A CSA; or
 - d. A Special Flood Hazard Area, an Area Drainage Plan, or Dam Inundation Area; or
 - e. A Fault Zone.
3. The project site **is** located within:
 - a. The City of Perris Sphere of Influence;
 - b. A "Very High" Wildfire Hazard Zone;
 - c. A State Responsibility Area; and
 - d. "Low" liquefaction area.
4. The project site is currently designated as Assessor's Parcel Numbers: 345-070-037 and 345-070-038.

2
3 **RESOLUTION NO. 2016-007**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1168**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 June 1, 2016, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on June 1, 2016, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 No. 42886; and

25 **ADOPTION** of General Plan Amendment No. 1168
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07904 GPA01168
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 03/23/2016
Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan and the new General Plan was adopted by the Riverside County Board of Supervisors on October 20, 2009. The new General Plan was adopted in 2009. The new General Plan is available for public viewing at the Riverside County Planning Department. For further information, please contact the Riverside County Planning Department at (951) 955-1000. (Website: www.riversidecounty.com)

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07904 GPA01168

Supervisor: Jeffries
District 1

Date Drawn: 03/23/2016

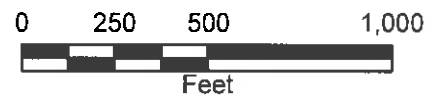
LAND USE

Exhibit 1



Zoning Area: Good Hope

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.netma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

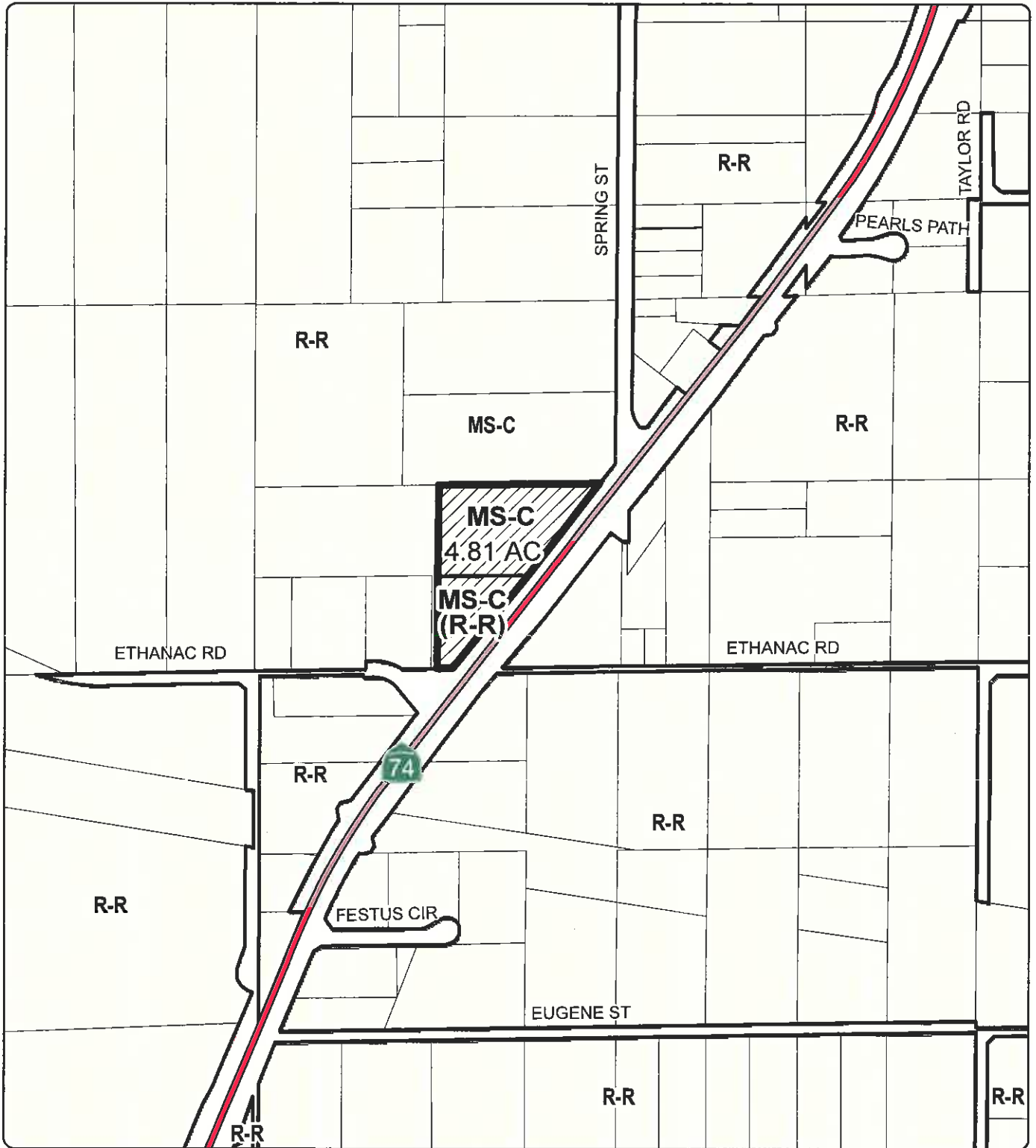
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Date Drawn: 03/23/2016

Supervisor: Jeffries
District 1

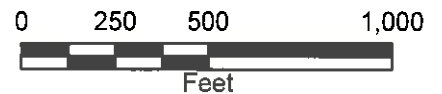
PROPOSED ZONING

Exhibit 3



Zoning Area: Good Hope

Author: Vinnie Nguyen



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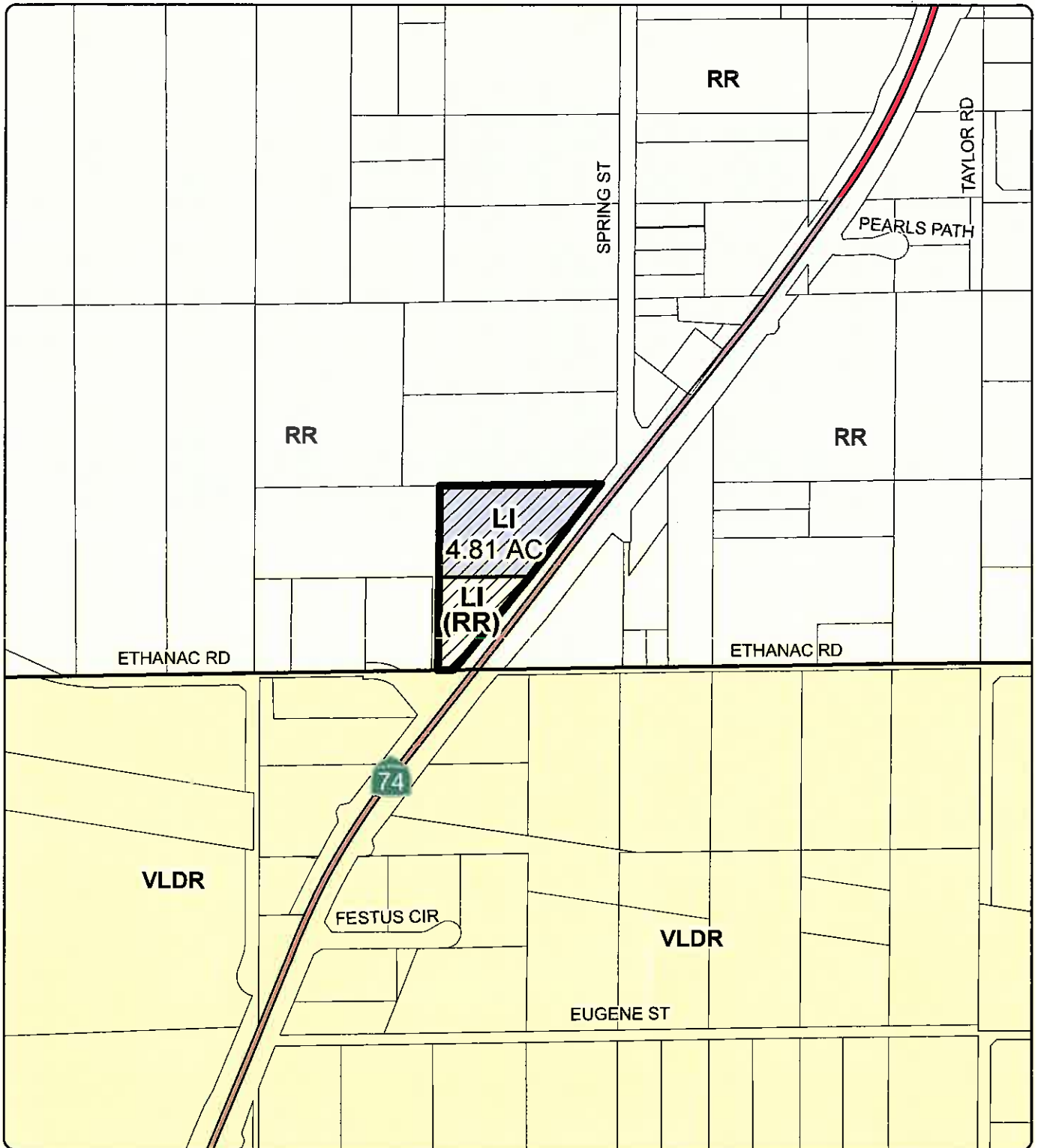
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07904 GPA01168

PROPOSED GENERAL PLAN

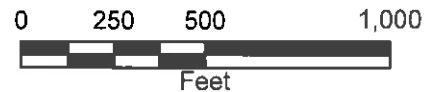
Supervisor: Jeffries
District 1

Date Drawn: 03/23/2016
Exhibit 6



Zoning Area: Good Hope

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.rcilma.org>

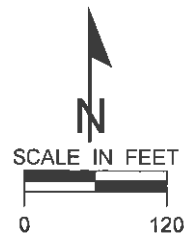
GOOD HOPE AREA
SEC. 10 T. 5 S., R. 4 W. S.B.B. & M.



MS-C MANUFACTURING- SERVICE COMMERCIAL

MAP NO. 2.2396
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7904
ADOPTED BY ORDINANCE NO. 348.4838
DATE: _____



RIVERSIDE COUNTY BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment No.: 42886

Project Case: General Plan Amendment No. 1168 & Change of Zone No. 7904

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P. O. Box 1409, Riverside, CA 92502

Lead Agency Contact Person: John Earle Hildebrand III

Lead Agency Telephone Number: (951) 955-1888

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, Riverside CA 92501

Applicant's Telephone Number: (951) 955-1888

I. PROJECT INFORMATION

A. Project Description:

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

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

C. Total Project Area: 4.81

D. Assessor's Parcel Nos.: 345-070-037 and 345-070-038

E. Street References: The project site is located northerly of Ethanac Road and westerly of Highway 74.

F. Section, Township, and Range Description: Section 10, Township 5 South, Range 4 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains a 10,500 square-foot industrial building, a single-family home, and a mobile home. The project site is surrounded by a combination of scattered single-family residences to the west, vacant land to the east, a convenience store to the southeast, and an a light industrial use to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment and Change of Zone only. There is no development plan associated with this project. This project will result in an amendment to the site's General Plan Foundation Component, Land Use Designation, and a Change of Zone in order to support future development. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the provisions of the Circulation Element.

3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan: Mead Valley

C. General Plan Foundation Component (Existing): Rural (RUR)

D. General Plan Land Use Designation (Existing): Rural Residential (R-R)

E. General Plan Foundation Component (Proposed): Community Development (CD)

F. General Plan Land Use Designation (Proposed): Light Industrial (LI) (0.25 – 0.60 FAR)

G. Overlays: None

H. Policy Areas: Highway 74 Good Hope

I. Adjacent and Surrounding:

1. **Area Plan:** Mead Valley to the north, south, east, and west.
2. **Foundation Component(s):** Rural (RUR) on north, west, south, and east.
3. **Land Use Designation(s):** Rural Residential (RR) to the north, west, south, and east.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 74 Good Hope

J. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

K. Zoning (Existing): M-SC (Manufacturing – Service Commercial) & R-R (Rural Residential)

L. Zoning (Proposed): M-SC (Manufacturing – Service Commercial)

M. Adjacent and Surrounding Zoning: R-R (Rural Residential) to the north, west, south, and east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <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 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

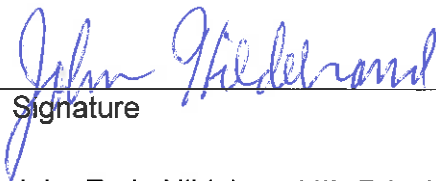
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

04/27/2016

Date

John Earle Hildebrand III, *Principal Planner*

Printed Name

For: Steve Weiss, AICP – *Planning Director*

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <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 9 in Mead Valley Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Mead Valley Area Plan – “Scenic Highways” exhibit, the project site is located immediately adjacent to a State Eligible scenic highway corridor.

However, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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| 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"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy”

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – “Mt. Palomar Nighttime Lighting Policy” exhibit, the project site is located within Zone B. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) A land use change from Rural – Rural Residential (R-R) to Light Industrial (LI) (0.25 – 0.60 FAR) will result in the implementation of more lighting at build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project’s lighting plan.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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.

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) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type and proximity to Highway 74. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site include a mixture of vacant land and rural residential uses. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | | | | |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <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:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest lands. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| AIR QUALITY Would the project | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 6. Air Quality Impacts | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in population and/or vehicle trips at build out, based upon the proposed land use change. However, the amount of increase is too speculative to provide a detailed analysis at this time.

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

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
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| 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"/> |
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| | | | | |
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| 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

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

a-g) County mapping shows that no parcels associated with this project site are located within a habitat area designated under the WRMSHCP. Furthermore the site is nearly built-out with a 10,500 square-foot industrial building, a single-family home, and a mobile home, all constructed under previously approved building permits. This proposed land use change will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 8. Historic Resources | | | | |
| a) Alter or destroy a historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic features located on the project site. Additionally, the project site has been previously disturbed through the issuance of several building permits to construct a 10,500 square-foot industrial building, a single-family home, and a mobile home. The necessity for a historic resource study will be determined at the time of any future implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 24, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Soboba Tribe requesting consultation under SB 18. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. No other requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

In compliance with AB 52 requirements, Riverside County staff sent an information package relating to this project, to all requesting Tribes on March 24, 2016. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received formal consultation requests within the 30-day review period from both Soboba and Pechanga Tribes. County staff met with Soboba on April 27, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. County staff met with Pechanga on April 28, 2016, which also resulted in no further consultation for the same reasons. As a result, consultation under AB 52 has been concluded.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site’s General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of “Low” Sensitivity. Prior to site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the nearest fault is located approximately .49 miles to the northwest of the project site boundary.

At this time, the project includes a General Plan Amendment and Change of Zone only. As a result, no people or structures will be exposed to any adverse effects associated with the fault zone. Additionally, any future development will be required to comply with the California Building Code, as it relates to development within proximity of a fault zone.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" liquefaction potential.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project will result in amending the site's General Plan Land Use and Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 14. Landslide Risk | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? | | | | |

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 15. Ground Subsidence | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? | | | | |

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, impacts associated with this project are considered less than significant.

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.

16. Other Geologic Hazards

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) The project site is not located within any other significant geologic hazard.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

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site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a-b) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use

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

Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 21. Greenhouse Gas Emissions | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |

Source: Riverside County General Plan

Findings of Fact:

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

a-b) This project will result in changing the 4.81 acre project site's land use designation from Rural to Light Industrial. This could result in the generation of additional vehicle trips to and from the site and the area as a whole, although given the relatively small size of the project site, the amount of new vehicle trips may be negligible. Trip generation and subsequent mitigation measures may be required to be analyzed in conjunction with a future implementing project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirements. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-b, d-e) This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

c) The project will could result in higher development intensity of the site than. The increase in density could result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department may require any future development proposals on the site, to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

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

Findings of Fact:

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located approximately 4 miles east of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Very High" Wildfire Susceptibility Area. However, the project site is adjacent to Highway 74 and surrounded by other developments. Actual wildfire risk to the project site is considered low. Therefore, there is a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 stormwater 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 Special 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 type="checkbox"/> |
| f) Place within a Special Flood Hazard Area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County Flood Control District Review.

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

Findings of Fact:

a-h) This project site is not located within a Special Flood Hazard Area. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <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 checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <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:

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is not located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment and Change of Zone only; therefore, there are no potential impacts to or

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

from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones".

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

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

Findings of Fact:

a) Approval of this project will result in changes to the site's General Plan Land Use Designation and Zoning Classification, to enable the previously relocated manufacturing business to be in conformance. The project site is mostly built out with a 10,500 square-foot industrial building, a single-family home, and a mobile home. The site is currently designated as Rural Residential. This General Plan Amendment will result in changing the site to Light Industrial, matching the actual establish onsite operating business. This is a Technical land use correction, consistent with the procedure and findings as specified in the Riverside County General Plan. As a result, there will be no impacts.

b) The project site is located within the designated City of Perris sphere of influence area. The City of Perris was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment and Change of Zone. The City of Perris had no concerns or comments regarding this project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 28. Planning | | | | |
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-e) The project site is currently zoned R-R (Rural Residential). The Change of Zone application proposes to change the project site to M-SC (Manufacturing Commercial), to bring the site into conformance with the existing manufacturing use. The business was relocated to the project site from a location approximately 1.5 miles to the north, as a result of the Highway 74 expansion. This project includes a County initiated Technical General Plan Amendment and Change of Zone, to rectify the land use issue. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 29. Mineral Resources | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <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:

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

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is located within the MRZ-3 Zone, which is an area where mineral deposits may occur, but their significance is undetermined, requiring additional analysis for viability of extraction. Generally, the site is not known to contain any substantial source of mineral material. Furthermore, this project will result in a land use change to Light Industrial, which precludes mineral extraction. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA"). As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is located immediately adjacent to Highway 74. However, noise impacts to light industrial uses are considered negligible and an industrial use adjacent to a highway is compatible. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other anticipated noise impacts that the site would be exposed to. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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? | <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:

a-d) This General Plan land use change may result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| POPULATION AND HOUSING | Would the project | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 35. Housing | | | | |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <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 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-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial over a relatively small, 4.18 acre site. Demand for new housing as a result of the change will be negligible, nor will any existing housing be displaced. As a result, there will be no impacts.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the

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

site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: School District, GIS Database

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan

Findings of Fact:

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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:

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

a-c) There are no designated trails or parks proposed or required near the project site, nor is the project site located within a CSA. Any required park fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no designated trails or parks proposed or required near the project site. Any required park and/or trail fees will be assessed in the future when an implementing project is submitted.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <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, Mead Valley Policy

Findings of Fact:

a) The project site is located within the Mead Valley Policy Area of the Riverside County General Plan. This is a General Plan Amendment and Change of Zone application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any other circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) The future implementing project will address any congestion management programs through standard fees and mitigation. As previously discussed, this is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impacts.

e-i) There is no accompanying development associated with this proposed General Plan Amendment, therefore there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit,

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

bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Any demand or requirement for bike trails shall be reviewed and imposed upon a future implementing project. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's land use and zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze.

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

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The future implementing project may be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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"/> |

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

Findings of Fact:

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property.

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

Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements, as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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. As a result, there will be no impacts.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, the impacts are less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project. This project will result in amending the site's General Plan Foundation Component, General Plan Land Use Designation, and also a Change of Zone, which could eventually lead to development on the property. Should a development proposal or land use application for subdividing, grading, or construction of the site be submitted, a subsequent Environmental Analysis shall be prepared, to assess the potential impacts. As a result, there will be no impacts.

VI. EARLIER ANALYSES

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

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).

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.

4/21/16
April 21, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; General Plan Amendment No. 1168 and Change of Zone No. 7904

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

John
April 21, 2016

Attn: Heather Thomson, County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: SB 18 Consultation; General Plan Amendment No. 1168

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

April 14, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie 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 GPA 1168

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 23, 2016 and received in our office March 30, 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 GPA 1168
April 14, 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

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



March 31, 2016

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

Re: General Plan Amendment No. 1168 and Change of Zone No. 7904

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding General Plan Amendment No. 1168 and Change of Zone No. 7904 Project and we thank you for the consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people however, it is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer this project to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are located closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Whipple".

Vincent Whipple
Manager
Rincon Cultural Resources Department

AGUA CALIENTE BAND OF CAHUILLA INDIANS

Tribal Historic Preservation



59075

April 11, 2016

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: General Plan Amendment No. 1168 and Change of Zone No. 7904

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the General Plan Amendment No. 1168 and Change of Zone No. 7904 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6981. You may also email me at vharvey@aguacaliente.net.

Cordially,

Victoria Harvey
Archaeological Monitoring Coordinator
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1168 (Technical Amendment) and **CHANGE of ZONE NO. 7904** – Intent to Adopt a Negative Declaration – Applicant: Riverside County – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Policy Area: Highway 74 Good Hope – Location: Northerly side of Ethanac Road and westerly of Highway 74 – Project Size: 4.81 acres – **REQUEST:** A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial) – Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JUNE 1, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Hildebrand, at 951-955-1888 or email jhildebr@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/23/2016

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

APN (s) or case numbers C707904/GPA01168 For

Company or Individual's Name Planning Department

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

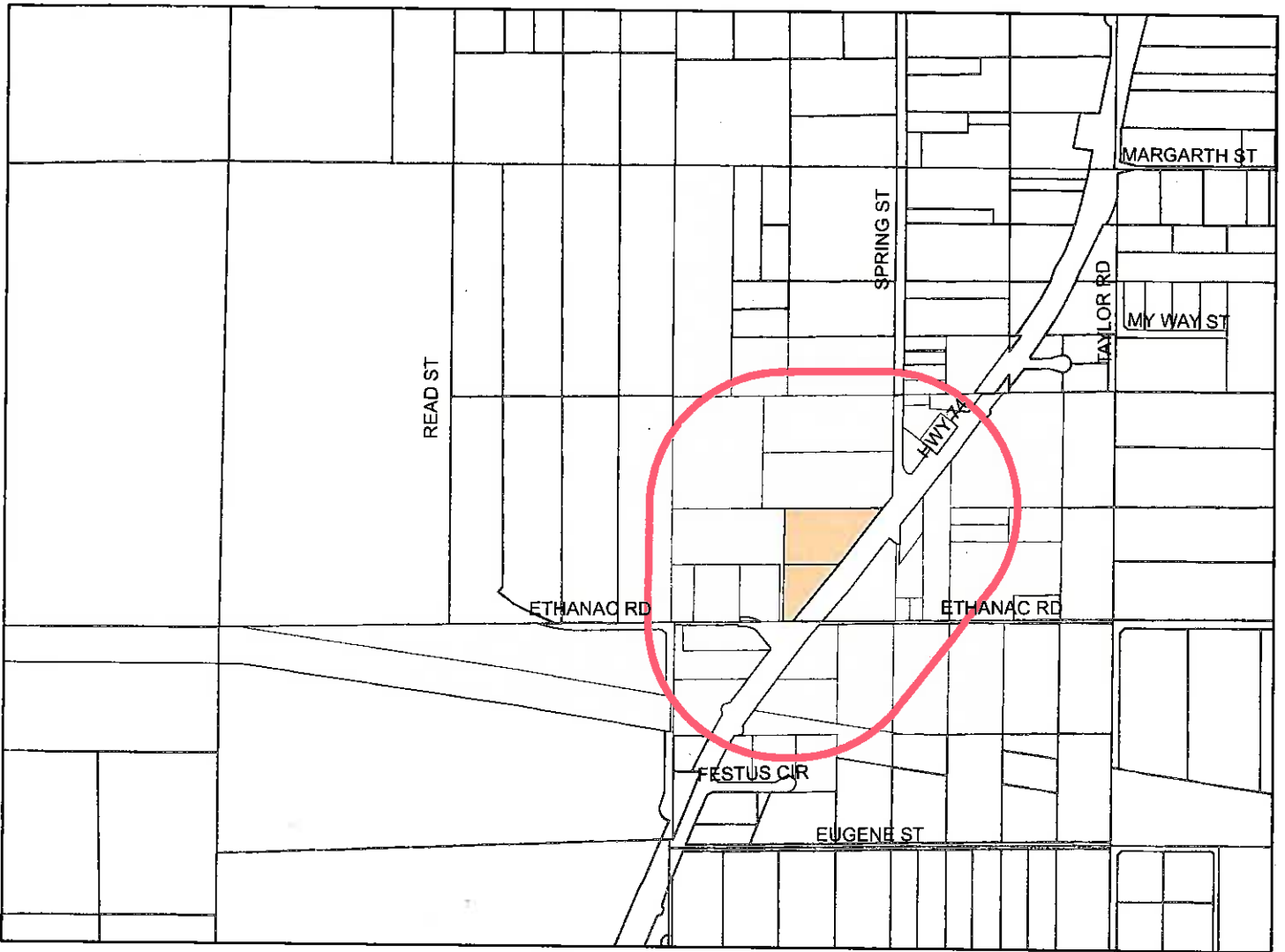
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07904 / GPA01168 (800 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 345-150-030 | 345-150-015 | 345-070-025 | 345-070-028 | 345-060-030 | 345-070-037 | 345-070-038 | 345-060-037 | 345-070-006 | 345-060-010 |
| 345-070-033 | 345-060-001 | 345-070-044 | 345-070-015 | 345-060-007 | 345-070-046 | 345-150-033 | 345-150-034 | 345-070-043 | 345-070-042 |
| 345-070-016 | 345-020-019 | 345-070-001 | 345-070-045 | 345-070-004 | 345-070-002 | 345-070-040 | 345-070-039 | 345-060-063 | 345-070-012 |
| 345-150-029 | 345-150-037 | 345-150-031 | 345-190-014 | 345-070-011 | 345-150-038 | 345-150-039 | 345-150-040 | 345-190-002 | 345-070-007 |
| 345-070-026 | 345-070-027 | 345-070-036 | 345-150-013 | 345-150-014 | 345-150-041 | 345-070-041 | | | |



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: 345020019, APN: 345020019
JUAN ABREU
2519 HOPE ST
HUNTINGTON BEACH CA 90255

ASMT: 345060001, APN: 345060001
JOSE GARCIA, ETAL
13259 COLUMBIA WAY
DOWNEY CA 90242

ASMT: 345060007, APN: 345060007
JEWELL ALEX
741 MAR VISTA DR
LOS OSOS CA 93402

ASMT: 345060010, APN: 345060010
FREEMAN FONTENOT
22338 MOUNTAIN AVE
PERRIS CA 92570

ASMT: 345060030, APN: 345060030
DENISE CHAVIRA
25738 SPRING ST
PERRIS, CA. 92570

ASMT: 345060037, APN: 345060037
ERIC LARSON
25726 SPRING ST
PERRIS, CA. 92570

ASMT: 345060063, APN: 345060063
QUYNH PHAM
8401 HAZARD ST
WESTMINSTER CA 92683

ASMT: 345070001, APN: 345070001
KBS DAUGHTERS
4231 N ST HWY 161 STE 101
IRVING TX 75038

ASMT: 345070004, APN: 345070004
MARIA GARCIA
25885 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070006, APN: 345070006
PATRICIA WEISZ, ETAL
39100 CALLE BELLAGIO
TEMECULA CA 92592

ASMT: 345070007, APN: 345070007
STEVEN MARTIN
3622 W SLAUSON AVE
LOS ANGELES CA 90043

ASMT: 345070011, APN: 345070011
ROBERTO DELATORRE, ETAL
16670 CATALONIA DR
RIVERSIDE CA 92504

ASMT: 345070015, APN: 345070015
JEANENE SHARP
25746 SPRING ST
PERRIS, CA. 92570

ASMT: 345070016, APN: 345070016
JOSEPH BUBBICO
500 W GRAHAM AVE NO 1310
LAKE ELSINORE CA 92531



ASMT: 345070025, APN: 345070025
GILBERT CAMPAS, ETAL
C/O GILBERT CAMPAS
25850 ETHANAC RD
PERRIS CA 92570

ASMT: 345070040, APN: 345070040
NGUYEN DINH, ETAL
3831 LINCOLN HIGH PL
LOS ANGELES CA 90031

ASMT: 345070026, APN: 345070026
SUNRISE FOUNDATION FUND
C/O JAMES F MILLER
25852 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070041, APN: 345070041
SUSIE KWAN, ETAL
21576 ETHANAC RD
PERRIS, CA. 92570

ASMT: 345070028, APN: 345070028
NICOLAS DIAZ, ETAL
C/O NICOLAS MAGANA DIAZ
21766 ETHANAC ST
PERRIS, CA. 92570

ASMT: 345070042, APN: 345070042
JOSE MACIEL
23525 ORANGE AVE
PERRIS CA 92570

ASMT: 345070033, APN: 345070033
GRACE CAMPAS, ETAL
25850 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070043, APN: 345070043
MARIA CORTES, ETAL
21240 MILO AVE
PERRIS CA 92570

ASMT: 345070036, APN: 345070036
SYLVETTE BANKSTON
25869 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070044, APN: 345070044
VICENTA CRUZ, ETAL
75 W NUEVO RD STE E
PERRIS CA 92571

ASMT: 345070038, APN: 345070038
DIANA RYDER, ETAL
25911 STATE HIGHWAY 74
PERRIS CA 92585

ASMT: 345070045, APN: 345070045
LINDA REEDY
25840 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345070039, APN: 345070039
PRIME CORNERS LP
12671 HIGH BLUFF DR 150
SAN DIEGO CA 92130

ASMT: 345150015, APN: 345150015
KENYON KING, ETAL
21851 ETHANAC RD
PERRIS, CA. 92570



ASMT: 345150029, APN: 345150029
RIVERSIDE COUNTY TRANSPORTATION COM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 345150041, APN: 345150041
VALERIE GERSCH
9780 KIWI MEADOW LN
ESCONDIDO CA 92026

ASMT: 345150030, APN: 345150030
ESTELLA PENA, ETAL
24392 ARMADA DR
DANA POINT CA 92629

ASMT: 345190002, APN: 345190002
SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 345150031, APN: 345150031
JEANETTE MOORE, ETAL
21670 FESTUS CIR
PERRIS, CA. 92570

ASMT: 345190014, APN: 345190014
SANDRA BRETTO
21451 ETHANAC RD
PERRIS, CA. 92570

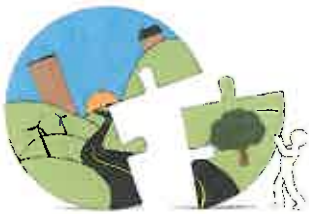
ASMT: 345150033, APN: 345150033
JOHN MARRELLI
3160 LIONSHEAD AVE NO 1
CARLSBAD CA 92010

ASMT: 345150034, APN: 345150034
ANTONIA GARCIA, ETAL
2733 WEBSTER AVE
LONG BEACH CA 90810

ASMT: 345150037, APN: 345150037
ELENA ESPARZA, ETAL
26020 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345150040, APN: 345150040
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven 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.

General Plan Amendment No. 1168 and Change of Zone No. 7904

Project Title/Case Numbers

John Earle Hildebrand III – Principal Planner
County Contact Person

(951) 955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501
Address

The project site is located northerly of Ethanac Road and westerly of Highway 74.

Project Location

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) to Light Industrial (LI) (0.25 – 0.60 FAR), and to change the southern parcel of the project site's Zoning Classification from R-R (Rural Residential) to M-SC (Manufacturing – Service Commercial), totaling 4.81 acres, located North of Ethanac Road and west of Highway 74, within the Mead Valley Area Plan.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on Month Day, 2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were not made pursuant to the provisions of CEQA.

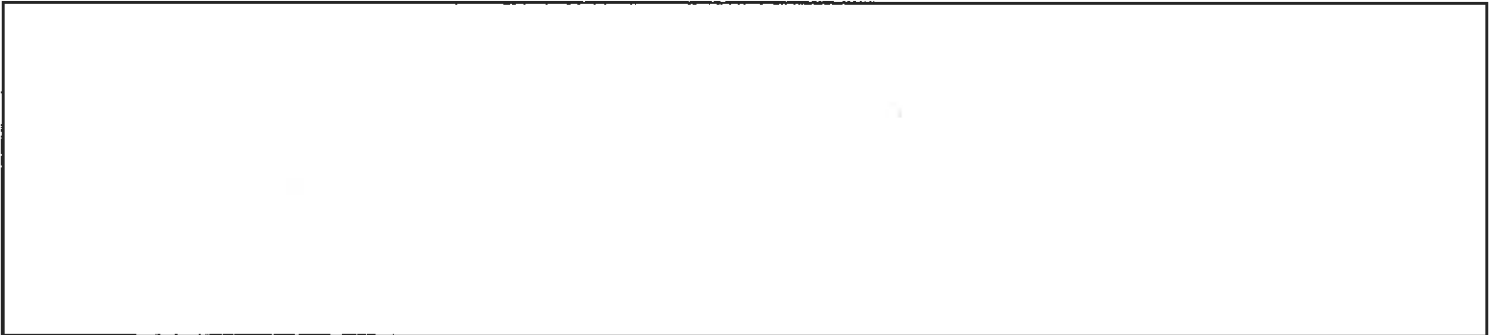
This is to certify that the Negative Declaration, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

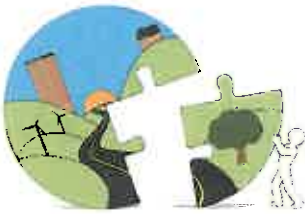
Signature

Principal Planner Title

Month Day, 2016
Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1168 & Change of Zone No. 7904

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: John Earle Hildebrand III Title: Principal Planner Date: April 27, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: April 27, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact John Earle Hildebrand III at (951) 955-1888.


Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42886 ZCFG06260

FOR COUNTY CLERK'S USE ONLY

Agenda Item No.: 4.4
Area Plan: Sun City/Menifee Valley
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Brett Dawson
Planning Commission: June 1, 2016

GENERAL PLAN AMENDMENT NO. 1129
CHANGE OF ZONE NO. 7856
TENTATIVE TRACT MAP NO. 36785
ENVIRONMENTAL IMPACT REPORT NO. 542
Applicant: Joseph Rivani
Engineer/Representative: Jeff Anderson


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 1129 is an Extraordinary Foundation Component Amendment to change the site's General Plan Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS:R) as well as to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the subject site from the policy area as shown on Figure 4 the Sun City/Menifee Area Plan.

CHANGE OF ZONE NO. 7811 proposes to change the site's zoning classification from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 36785 is a schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet. The proposed subdivision will also include:

- Park land encompassing approximately 18.7 acres of the proposed site, which includes a 14.9 acre public park (Veterans Park) with two ballfields and a protected cultural area, located on the eastern portion of the Project site, three private neighborhood pocket parks of approximately 0.7 acres in size (total of 2.1 acres), and one private park/basin that is 1.6 acres in size.
- An internal paseo (landscaped walkway area adjacent to major internal roadways) of approximately 1.25 acres through the Project site and a paseo along La Ventana Road which will encompass about 15 acres.
- 8.1 acres of buffer area adjacent to the major parkways (Garbani Road, Wickerd Road, and El Centro Lane) and 4 small open space areas that would remain undeveloped in order to minimize impacts.
- A total of 15 water quality basins to handle future surface runoff.

The proposed Project is located northerly of Wickerd Road, southerly of Garbani Road, easterly of El Centro Lane, and westerly of Leon Road.

Project Background:

On April 29, 2014 the Riverside County Board of Supervisors adopted an order initiating GPA No. 1129. The initiation by the Board allowed the proposed GPA No. 1129 to go through the discretionary review process including the appropriate environmental review with public hearings before the Planning Commission, as a recommending body, and Board of Supervisors for final approval.

ISSUES OF POTENTIAL CONCERN:

Perris Union School District Proposed High School

A new high school is proposed on the property directly east of the future park proposed by the Project. The Project has been designed to address the Project's compatibility with the school. The Project will assist in supporting the extension of roadway and utility infrastructure of sufficient size to accommodate the proposed Project and adjacent high school. Staff met with representatives from Perris Union School District, and they are in favor of the proposed Project. Buffers have been added as mentioned below. The public park on the eastern portion of the Project site is currently conditioned to coordinate with the Perris Unified School District and Valley Wide Recreation District a design of grade level, ensuring connectivity between the two properties.

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. The intent of the policy is to address transportation infrastructure needs in along Highway 79. With the implementation of Mitigation Measure 4.11-1 and Condition of Approval 90 Planning 17, the Project fulfills the intent of the Highway 79 Policy Area.

Buffers

The proposed design includes landscape buffers around the Project site abutting the rural uses. About 8.1 acres of buffers have been incorporated along the major roadways (Garbani, Wickard and El Centro) that surround the proposed Project in order to minimize the impact of the proposed Project on adjacent rural property owners. Additionally, exterior residential lots along the north and west of the Project boundaries are larger to further reduce the impact on the adjacent and nearby properties.

Gas Lines

The Southern California Gas Company, owns an easement operating three high-pressure gas pipelines on the outer edge of the Project along the El Centro Lane alignment between Garbani Road and Scott Road. These pipelines are 16, 24 and 30 inches in diameter. High-pressure natural gas pipelines must be operated and maintained in compliance with Department of Transportation, Title 49 of the Code of Federal Regulations, Part 192.

The American Petroleum Institute¹ recommends a setback of 50 feet from petroleum and hazardous liquids lines for all uses. All habitable structures are required, by condition of approval, to be at least 50 feet from the gas lines.

Cultural Sites

Significant archaeological features were identified onsite. They consist primarily of bedrock outcrops exhibiting milling slicks, mortars, and milling stone artifacts.

The County, and the Applicant have met with representatives from the Pechanga Band of Luiseno Indians, and have all agreed to protect the culturally sensitive area. A Native American Monitor and Qualified Archaeologist shall be present during any earth moving activities, and any grading within 50 feet of the sensitive area will be conducted using controlled grading techniques.

Level Grading between the Project and the School Site

The Veterans/ Special Needs Park is designed to provide recreation uses for the Project's residents, the students at the school, as well as serve the surrounding area. The Veterans Park also will serve as a buffer between the neighborhood and school and provide safe connection to the school. To ensure this purpose is fulfilled. The Tentative Tract Map has been conditioned (60 Planning 36) to require the applicant to coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure the grading is level between the Project site, high school and the public park. This will guarantee connectivity between the Project site and the facilities.

R-4 Design Manual

The Project is located within the Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project. The attached 'design manual' contains the location of all pedestrian walks, malls, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations. Normally floor plans and elevations are not required for Tentative Tract Maps; however, the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached as exhibit R.

General Plan Policy Areas

The Project is currently located within the "Estate Density Residential and Rural Residential Area East of Interstate 215" policy area. This policy area is designated for rural estate development, with custom homes, equestrian uses and small farms. The Policy Area states that "the low intensity qualities of this area are well established and strongly supported by local residents and

¹ Transportation Research Board of the National Academies' report, "Transmission Pipelines and Land Use – A Risk Informed Approach"

property owners. Until that perspective changes significantly, growth and development should be focused elsewhere.”

Approval of the General Plan Amendment would modify the boundary of the policy area as shown on Figure 4 by removing the project site from the Policy Area. This Policy area was originally established when the General Plan was adopted in 2003, as part of the Sun City/Meniffee Valley Area Plan.

The Estate Density Residential and Rural Residential Policy Area contains a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. General Plan Amendments No. 998, 976, 926, and 974 were all proposed General Plan Foundation Component Amendment applications for properties along Scott Road, requesting changes *from* a Rural Foundation to a Community Development Foundation specifically Medium Density Residential designations (MDR). These requests constitute the community’s changing desire². As such, a General Plan Amendment is justified because of these new circumstances.

EIR Significant and Unavoidable Impacts

The following is a summary of CEQA categories in the Environmental Impact Report that will require significant and unavoidable overriding findings. These significant adverse impacts are forecast to occur if the proposed Project is implemented as proposed.

Aesthetics: As described in Subchapter 4.2, the existing visual setting of the proposed Project site will be permanently altered. The intensification of man-made disturbance and development greater than that which presently occurs on site results in an unavoidable adverse impact of the proposed Project, but this impact has been determined to be a less than significant aesthetic impact from the selected viewpoints and no impact for others. Even though this proposed Project can be implemented in conformance with the County’s design guidelines for residential subdivisions, the proposed Project’s cumulative contribution to the change in the area’s pastoral visual setting is considered to be sizable, and this cumulative visual change to the Project area is considered to be a cumulative, unavoidable significant adverse visual change.

Air Quality: As described in EIR No. 542, the Project-specific evaluation of emissions demonstrates that after implementation of the recommended mitigation measures, construction of the proposed Project would result in NOx emissions that exceed applicable SCAQMD regional air quality thresholds. Project operational-source emissions would exceed applicable SCAQMD regional thresholds of significance for emissions of VOCs and NOx during operation of Phase 1 and 2 combined (2019) after implementation of the recommended mitigation measures. No feasible mitigation measures have been identified that would reduce these emissions to levels that are less-than-significant. Thus, construction activity is Projected to result in an unavoidable significant adverse impact with respect to NOx and operational-source is Projected to result in an unavoidable significant adverse impact with respect to VOC and NOx emissions. Exceedances of applicable SCAQMD regional thresholds are considered significant and unavoidable.

² Which in turn constitute a changing condition by many surrounding land owners to change the rural area to a more urban use, consistent with a medium density lifestyle.

Land Use and Planning: As described in EIR No. 542, the existing land use and planning setting of the proposed Project site and surrounding area will be permanently altered as a result of Project implementation. The intensification of development designations greater than that which presently occurs on the site (suburban/rural residential to suburban/urban residential) results in an unavoidable significant adverse impact of the proposed Project in terms of impacts to the immediate adjacent uses and the existing site land use and zoning. As noted, implementation of the proposed Project in conjunction with existing Medium Density Residential (MDR) and land designated MDR to the east and west and the planned High School #4 are forecast to result in substantial change in the community from an existing vacant and mixed suburban/vacant/agricultural setting to a more intensely suburban/urban setting mixed suburban/vacant/agricultural community. Based on the data and analysis presented in EIR No. 542, implementation of the proposed Project will cause significant adverse land use and planning impacts to these community characteristics.

Noise: As described in EIR No. 542, the proposed Project will cause significant construction impacts on the nearest residence (R-5) and future residences (the first row of Phase 1 lots located adjacent to Phase 2 grading activities). These will be short term impacts and will not interfere with evening or night activities but the degree of change in noise levels during daylight activities at the nearest residences is considered a significant adverse impact.

Similarly, offsite traffic activities are forecast to make a cumulative contribution to significant noise along adjacent roadways for a period between 2017 and 2035. This impact is associated with the level of change in background noise, not with a violation of the 65 dBA CNEL sound level at sensitive uses along the three specific roadway segments impacted. At all other locations roadway and stationary source impacts will not result in any Project specific significant adverse noise impacts. All other Project-related noise impacts can be controlled to less than significant levels with implementation of proposed mitigation.

Population and Housing: As described in EIR No. 542, the proposed Project would cumulatively exceed official regional or local population Projections and would induce substantial population growth in an area, both directly, by proposing new homes, and indirectly through the extension of roads, sewer, and other infrastructure. Therefore, based on the data and analysis presented in EIR No. 542, implementation of the proposed Project will cause significant unavoidable adverse population and housing impacts relative to the existing population and housing forecasts for the planning area.

Traffic and Transportation: As described in EIR No. 542, implementing the proposed Project will generate substantial new trips and that are forecast to have an unavoidable adverse impact on the I-215 freeway at the Horizon Year, 2035. Impacts to the local circulation system, especially when coupled with the cumulative development in the area, can be mitigated but with no ability to ensure that the requisite local circulation system improvements are installed prior to the Project's contribution to cumulative traffic. Therefore, a finding of significant adverse impact has been made. With implementation of the identified roadway improvements, the long-term, Project specific and cumulative impacts are not forecast to rise to the level of a significant unavoidable adverse impact if these improvements are completed in their entirety prior to generation of traffic.

However, given the uncertain nature of the timing of all improvements, unavoidable adverse circulation system impacts can be anticipated from the implementation of the proposed Project.

General Plan Amendment

GPA No. 1129 includes the following two types of General Plan Amendments:

- a. General Plan Foundation Component Amendment – Extraordinary
- b. General Plan Entitlement/Policy Amendment

The General Plan Foundation Component Amendment – Extraordinary

GPA No. 1129 proposes to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS). The General Plan requires certain findings be made for an Extraordinary Foundation Component Amendment.

The project is required to show that new conditions or circumstances were disclosed during the review process that justify modifying the General Plan.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

The project is required to show that it does not conflict with the overall Riverside County Vision.

The General Plan Vision Statement discusses many concepts including, but not limited to, housing, population growth, healthy communities, conservation, and transportation and is summarized by the following:

"Riverside County is a family of special communities

in a remarkable environmental setting.”

The Vision Statement acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. The Vision itself is the County’s blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This project has been reviewed in conjunction with the Vision Statement and does not conflict with it.

Specifically, the Population Growth portion of the Vision Statement provides that population growth follows a framework and is focused where it can best be accommodated, rather than following a pattern of random sprawl. The proposed project is located in an area within the County that is experiencing new development and is expected to see more future growth. The proposed project is a logical expansion of the existing development pattern that includes similar density to the west. Additionally, the project will create a transition of housing density ranges from medium density residential along Scott Road to larger lot requirements to the north. Changing the site’s General Plan Foundation Component to Community Development will enable the site to accommodate new residential land uses that are consistent with the existing development pattern within the area. Furthermore, according to the Housing portion of the Vision Statement, the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The project’s increased development density will provide housing opportunities that assist the County in meeting its regional housing needs.

The project is required to show that it does not create an internal inconsistency among the elements of the General Plan.

Staff has reviewed this proposed General Plan Foundation Component Amendment in conjunction with each of the nine (9) Riverside County General Plan Elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the project site is removed from the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities.

The project is required to show that a condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes to the Foundation Component.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed project site. As provided in the School District’s letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

The project is required to show that it will facilitate the implementation of open space for the adopted MSHCP.

As part of the project, a contribution of \$750,000 will be made to the Riverside Conservation Authority for the acquisition of open space and critical biological habitat to assist in achieving the goals of the Western Riverside County Multiple Species Habitat Plan (MSHCP). Additionally, a contribution of \$4,000 per unit will be made to the County of Riverside for improvements to the local circulation system. These contributions are in addition to fees already required by the Transportation Uniform Mitigation Fee (TUMF), development Impact Fee (DIF) and the Scott Road- Road and Bridges Benefit District (RBBB).

General Plan Entitlement/Policy Amendment Findings (non-extraordinary):

The Project's General Plan Amendment also proposes to modify the project site's land use designation from Estate Density Residential (2 Acre Minimum) to Medium Density (2 – 5 DU/AC) and Open Space Recreation. Additionally, the amendment will revise the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the site from the Policy Area as shown on Figure 4 within the Sun City/Menifee Area Plan. The requirements for the General Plan Entitlement/Policy Amendment are set forth below.

The project is required to show that the proposed change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle in Appendix B, or any Foundation Component.

As set forth above in the findings for the Extraordinary Foundation Component Amendment, the proposed project does not change or conflict with the Riverside County Vision.

Appendix B of the Riverside County General Plan includes General Planning Principles that consist of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and is consistent with the planning principles contained within.

Specifically, Principle I.C., Maturing Communities, provides that every community in the County is maturing in its own way, at its own pace and within its own context. This community is maturing and is ready for this increase in intensity. More development is envisioned for the area as evidenced by the recent approval of General Plan Amendment Nos. 921 and 928. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area, changed the project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres. These are similar changes proposed by GPA No. 1129.

The maturing of the community is also shown by the applications for four Foundation Component General Plan Amendments within the Estate Density Residential and Rural Residential Interstate 215 Policy Area which proposed changing their Foundation Components from Rural to Community Development. Furthermore, there is an existing residential tract west of the subject site that includes Medium Density Residential (2-5 du/ac). Changing the project site's land use will enable development at a density that is compatible and consistent with the adjoining development. Moreover, development of the School District's new high school shows the community is maturing and that the community desires change.

Additionally, the proposed change to Figure 4 would encompass only the project site and would remove approximately 170 acres of the total 1,770 acres that make up the Estate Density Residential and Rural Residential Interstate 215 Policy Area. This leaves approximately 1,600 acres in the Policy Area. While this Policy Area was put in place to protect the rural nature of the area, the Policy also provides that the protection should only last until residents and property owners desire a change. This change is evidenced by the recent applications for general plan amendments described above.

Principle II.C. and IV.G., encourages usable open space, parks connected to schools and recreational facilities that are available for persons of all ages to enjoy. The proposed project is consistent with this principle because it will include a park and open space along the eastern edge of the site, bordering the new high school. This park will include ball fields including baseball and soccer fields. These can be used for joint use, allowing the school to have more activities. Additionally, the proposed project will include a park specially designed for person with disabilities.

Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides that low density residential development should not be the predominant use or standard by which residential desirability is determined. The proposed project will result in a land use shift from Rural Residential to Medium Density Residential, in support of the existing growth in the area and anticipated future needs. The project will also create a transition of housing density ranges from

Medium Density Residential along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes.

Finally, with an approval of the Foundation Component change, the project will not conflict with any Foundation Component designation.

The project is required to show that the proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The General Plan's Vision Statement encourages critical community facilities such as parks, schools, healthcare and mental health facilities to be distributed throughout Riverside County so that they are accessible to and benefit all residents. The Vision Statement also emphasizes the importance of partnerships between school districts and local governments in providing quality educational facilities in the County. GPA No. 1129 contributes to these purposes by facilitating the development of the School District's new high school and by providing parks, including a park specially designed for persons with disabilities, and recreational fields for the community.

The Land Use and Healthy Communities Elements also encourage communities to be designed with a range of facilities that serve all ages and populations including, among others, schools and recreational centers. The Healthy Communities Element encourages the provision of a range of housing options to accommodate a range of income levels and household types and the development of recreational centers to serve all phases of life.

GPA No. 1129 contributes to these goals or, at a minimum, would not be detrimental to them because it will enable medium density residential development within the community. It will also facilitate the development of the School District's new high school as well as parks to be used by the community's residents. The project's design will act as a buffer between the school use and the remaining rural community and provide a transition from the proposed medium density subdivision to the existing rural community.

The project is required to show that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

In 2009, after the preparation began on the County's existing General Plan, development of the School District's new High School #4 was approved by the State. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development project such as the proposed project. The location of the

proposed project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

Additionally, after 2008, GPA No. 921 and GPA No. 928 were approved by the County and are located southeast of the project site. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area and changed the project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres.

The Estate Density Residential and Rural Residential Policy Area includes a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. Applications for four Foundation Component Amendments were for properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. This is the same change being requested by GPA No. 1129. The changing conditions to the community's land use described above reflect a desire by many surrounding land owners to change the rural area to a more urban use. As such, a General Plan modification is justified because of these new circumstances.

The project is required to show that the proposed project will expand basic employment job opportunities and improves the ratio of jobs-to-workers in the County.

The school will provide additional jobs for the area. The project, a land subdivision, will only create construction jobs, however the development of the project site will allow the school district to build the school site sooner through fees to the school and infrastructure development, thus aiding in job creation.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the west, north, and east, and Rural: Rural Residential (R:RR) to the south
3. Proposed Zoning (Ex. #2): Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2): Light Agriculture-5 Acre Minimum (A-1-5) to the north, west, and south, Residential Agricultural-5

- | | |
|-----------------------------------|--|
| | Acre Minimum (R-A-5) and Rural Residential (R-R) to the east |
| 5. Existing Land Use (Ex. #1): | Vacant Land to the south, east, and north; scattered single family residential to the west and north |
| 6. Surrounding Land Use (Ex. #1): | Residential and Open Space |
| 7. Project Data: | Total Acreage: 170.8 Total Proposed Lots: 511 Proposed Min. Lot Size: 5,500 sq. ft. Schedule: A |
| 8. Environmental Concerns: | See Environmental Impact Report |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION #2016-009 recommending adoption of General Plan Amendment No. 1129 to the Riverside County Board of Supervisors; and

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 542, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a resolution for EIR 542; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1129, an Extraordinary Foundation Component Amendment to amend the subject property's land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) as shown on Exhibit 6, and to modify the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area as shown on Figure 4 in the Sun City/Menifee Area Plan by removing the Project site from the policy area, based on the findings and conclusions incorporated in the staff report; pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7856, amending the zoning classification for the subject property from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4) as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36785, 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 EIR No. 542 which are incorporated herein by reference.

1. GPA No. 1129 includes the following two types of General Plan Amendments:

- c. General Plan Foundation Component Amendment – Extraordinary
- d. General Plan Entitlement/Policy Amendment

2. The General Plan Foundation Component Amendment – Extraordinary

GPA No. 1129 proposes to change the Project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS). The required findings for an Extraordinary Foundation Component Amendment are set forth below.

- a. New conditions or circumstances were disclosed during the review process that justify modifying the General Plan, the modifications do not conflict with the overall Riverside County Vision, and the modifications would not create an internal inconsistency among the elements of the General Plan.

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed Project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

- b. GPA No. 1129 does not conflict with the overall Riverside County Vision.

The General Plan Vision Statement discusses many concepts including, but not limited to, housing, population growth, healthy communities, conservation, and transportation and is summarized by the following:

“Riverside County is a family of special communities in a remarkable environmental setting.”

The Vision Statement acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. The Vision itself is the County’s blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This Project has been reviewed in conjunction with the Vision Statement and does not conflict with it.

Specifically, the Population Growth portion of the Vision Statement provides that population growth follows a framework and is focused where it can best be accommodated, rather than following a pattern of random sprawl. The proposed Project is located in an area within the County that is experiencing new development and is expected to see more future growth. The proposed Project is a logical expansion of the existing development pattern that includes similar density to the west. Additionally, the Project will create a transition of housing density ranges from medium density residential along Scott Road to larger lot requirements to the north. Changing the site’s General Plan Foundation Component to Community Development will enable the site to accommodate new residential land uses that are consistent with the existing development pattern within the area. Furthermore, according to the Housing portion of the Vision Statement, the regional housing needs forecasts are well coordinated within Riverside County and are accepted by regional and state agencies. Currently, Riverside County is in the process of updating its General Plan Housing Element. The Project’s increased development density will provide housing opportunities that assist the County in meeting its regional housing needs.

c. The modifications do not create an internal inconsistency among the elements of the General Plan.

Staff has reviewed this proposed General Plan Foundation Component Amendment in conjunction with each of the nine (9) Riverside County General Plan Elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this Foundation change is in conformance, provided the Project site is removed from the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area. Once removed, there will be no further conflict or internal inconsistency regarding residential development densities.

d. A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes to the Foundation Component.

- i. High School No. 4

The Perris Union High School District (School District) plans on building a new high school (High School #4) adjacent to the proposed Project site. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The site for High School #4 was determined by the California Department of Education to be the best site based on selection criteria in consideration of the long range school facility needs. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Additionally, funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

- ii. GPA No. 1129 will facilitate the implementation of open space for the adopted MSHCP.

As part of the Project, a contribution of \$750,000 will be made to the Riverside Conservation Authority for the acquisition of open space and critical biological habitat to assist in achieving the goals of the Western Riverside County Multiple Species Habitat Plan (MSHCP). Additionally, a contribution of \$4,000 per unit will be made to the County of Riverside for improvements to the local circulation system. These contributions are in addition to fees already required by TUMF, DIF and the Scott Road RBBD.

3. General Plan Entitlement/Policy Amendment Findings:

GPA No. 1129 also modifies the Project site's land use designation from Estate Density Residential (2 Acre Minimum) to Medium Density (2 – 5 DU/AC) and Recreation. Additionally, the amendment will revise the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the site from the Policy Area as shown on Figure 4 within the Sun City/Menifee Area Plan. The required findings for the General Plan Entitlement/Policy Amendment are set forth below.

- a. The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle in Appendix B, or any Foundation Component.

- i. As set forth above in the findings for the Extraordinary Foundation Component Amendment, the proposed Project does not change or conflict with the Riverside County Vision.
- ii. Appendix B of the Riverside County General Plan includes General Planning Principles that consist of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This Project has been reviewed in conjunction with these categories and is consistent with the planning principles contained within.

Specifically, Principle I.C., Maturing Communities, provides that every community in the County is maturing in its own way, at its own pace and within its own context. This community is maturing and is ready for this increase in intensity. More development is envisioned for the area as evidenced by the recent approval of General Plan Amendment Nos. 921 and 928. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area, changed the Project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres. These are similar changes proposed by GPA No. 1129.

The maturing of the community is also shown by the applications for four Foundation Component General Plan Amendments within the Estate Density Residential and Rural Residential Interstate 215 Policy Area which proposed changing their Foundation Components from Rural to Community Development. Furthermore, there is an existing residential tract west of the subject site that includes Medium Density Residential (2-5 du/ac). Changing the Project site's land use will enable development at a density that is compatible and consistent with the adjoining development. Moreover, development of the School District's new high school shows the community is maturing and that the community desires change.

Additionally, the proposed change to Figure 4 would encompass only the Project site and would remove approximately 170 acres of the total 1,770 acres that make up the Estate Density Residential and Rural Residential Interstate 215 Policy Area. This leaves approximately 1,600 acres in the Policy Area. While this Policy Area was put in place to protect the rural nature of the area, the Policy also provides that the protection should only last until residents and property owners desire a change. This change is evidenced by the recent applications for general plan amendments described above.

Principle II.C. and IV.G., encourages usable open space, parks connected to schools and recreational facilities that are available for persons of all ages to enjoy. The

proposed Project is consistent with this principle because it will include a park and open space along the eastern edge of the site, bordering the new high school. This park will include ball fields including baseball and soccer fields. These can be used for joint use, allowing the school to have more activities. Additionally, the proposed Project will include a park specially designed for person with disabilities.

Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides that low density residential development should not be the predominant use or standard by which residential desirability is determined. The proposed Project will result in a land use shift from Rural Residential to Medium Density Residential, in support of the existing growth in the area and anticipated future needs. The Project will also create a transition of housing density ranges from Medium Density Residential along Scott Road to larger lot requirements to the north, which is consistent with the principle to provide a variety of housing products and lot sizes.

- iii. Finally, with an approval of the Foundation Component change, the Project will not conflict with any Foundation Component designation.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The General Plan's Vision Statement encourages critical community facilities such as parks, schools, healthcare and mental health facilities to be distributed throughout Riverside County so that they are accessible to and benefit all residents. The Vision Statement also emphasizes the importance of partnerships between school districts and local governments in providing quality educational facilities in the County. GPA No. 1129 contributes to these purposes by facilitating the development of the School District's new high school and by providing parks, including a park specially designed for persons with disabilities, and recreational fields for the community.

The Land Use and Healthy Communities Elements also encourage communities to be designed with a range of facilities that serve all ages and populations including, among others, schools and recreational centers. The Healthy Communities Element encourages the provision of a range of housing options to accommodate a range of income levels and household types and the development of recreational centers to serve all phases of life.

GPA No. 1129 contributes to these goals or, at a minimum, would not be detrimental to them because it will enable medium density residential development within the community. It will also facilitate the development of the School District's new high school as well as parks to be used by the community's residents. The Project's design will act as a buffer between the school use and the remaining rural community and provide a transition from the proposed medium density subdivision to the existing rural community.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

In 2009, after the preparation began on the County's existing General Plan, development of the School District's new High School #4 was approved by the State. As provided in the School District's letter dated March 25, 2014, attached hereto, it is proceeding expeditiously on the design and construction of the new school which was approved for development in 2009. The new High School #4 will provide much needed accommodations for the anticipated influx of additional new high school students in the area.

Funding for the School District's High School #4 is shared between the School District and the State of California. The timing and adequacy of State funding is often unpredictable, therefore, the School District is pursuing other matching funding opportunities. As provided in the School District's letter, the eventual construction of sewer facilities for High School #4 can be completed much more economically and qualitatively if done so in conjunction with a neighboring development Project such as the proposed Project. The location of the proposed Project and its construction schedule is similar to that of the District's High School #4. Concurrent construction of these Projects would result in requisite flows within the sewer to allow it to more reliably and effectively function. Concurrent construction would also benefit other infrastructure and street improvements. The proposed development would supplement the School District in the construction and associated costs for the much needed High School #4 and the area's related infrastructure improvements.

Additionally, after 2008, GPA No. 921 and GPA No. 928 were approved by the County and are located southeast of the Project site. GPA No. 921 modified the boundary of the Estate Density Residential and Rural Residential Interstate 215 Policy Area and changed the Project's Foundation Component from Rural to Community Development and its land use designation from Rural to Medium Density Residential. GPA No. 928 changed the General Plan Foundation Component from Rural to Community Development and the General Plan Land Use Designation from Rural Residential (5 Acre Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres.

The Estate Density Residential and Rural Residential Policy Area includes a provision that allows for development at a denser range, if there is a general area-wide resident and property owner consensus to change the land use pattern. Applications for four Foundation Component Amendments were for properties along Scott Road, requesting changes from Rural to Community Development in order to enable land use changes to Medium Density Residential. This is the same change being requested by GPA No. 1129. The changing conditions to the community's land use described above reflect a desire by many surrounding land owners to change the rural area to a more urban use. As such, a General Plan modification is justified because of these new circumstances.

d. The proposed Project will expand basic employment job opportunities and improves the ratio of jobs-to-workers in the County.

The school will provide additional jobs for the area. The Project, a land subdivision, will only create construction jobs, however the development of the Project site will allow the school district

to build the school site sooner through fees to the school and infrastructure development, thus aiding in job creation.

4. The Project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Sun City/Menifee Valley Area Plan and within the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area.
5. The proposed Land Use Designation for the Project site is Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) and Open Space: Recreation (OS:R) and to remove the Project site from the boundaries of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area.
6. The proposed Project is consistent with the Community Development: Medium Density Residential (CD:MDR) (2 – 5 DU/AC) and Open Space: Recreation (OS:R) designation with the proposed change to the policy area.
7. The proposed Project is consistent with the densities of the Medium Density Residential (CD:MDR)(2-5 DU/AC) because the Project density is 2.99 DU/AC.
8. A consistency analysis was completed to determine the Project's consistency with the land use designations and policies of the Comprehensive General Plan, Sun City Menifee Valley Area Plan, and SCAG RTP/SCS Regional Goals. (DEIR, pp. 4-216 through 4-259.) The analysis determined that the Project was generally consistent with these plans, goals, and policies as provided in EIR no. 542 on page 5-259.
9. The Project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, north, and west and Rural: Rural Residential (R:RR) to the south.
10. The proposed Project is located within the Highway 79 Policy Area, which is intended to address transportation infrastructure capacity within the policy area. While Project's change in land use designation will generate additional trips that could conflict with the Highway 79 Policy Area designation, the conditions of approval will ensure the Project is consistent with the policy area intent.
11. The zoning for the subject site is Residential Agricultural-5 Acre Minimum (R-A-5).
12. The proposed zoning for the subject site is Planned Residential (R-4).
13. The Project site is surrounded by properties which are zoned Light Agriculture-5 Acre Minimum (A-1-5) to the north, west, and south, Residential Agricultural-5 Acre Minimum (R-A-5) and Rural Residential (R-R) to the east.
14. Based upon staff's review, the Tract Map No. 36785 is consistent with the fencing requirements and street standards, domestic water, fire protection, sewage disposal, and electrical and communication facilities set forth in Ordinance no. 460. The Tract Map No. 36785 complies with

the regulations of Section 10.5 for Schedule "A" subdivisions per Riverside County Ordinance 460.

15. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
16. Tract Map No. 36785 will ultimately result in a residential use on the property which is permitted within the Planned Residential (R-4) Zone.
17. The development standards of the proposed Planned Residential (R-4) zone classification require a minimum lot size of 3,500 square feet. The proposed Project will conform to this standard because the minimum lot size of the proposed subdivision will be 5,000 square feet.

The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot depth of 80 feet. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.

The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot width of 40 feet. The proposed Project complies with the minimum average lot width requirements of the Planned Residential (R-4) zone.

Based on the above, the proposed Project will conform to the development standards of the proposed R-4 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

18. Located within the Project vicinity are scattered single family residences to the west and north, and vacant land to the east and south.
19. The proposed zoning classification of Planned Residential (R-4) is consistent with the land use designation of Community Development: Medium Density Residential (CD: MDR) the densities allowed within the Planned Residential (R-4) zone are consistent with the densities within Medium Density Residential (MDR).
20. This Project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
21. The proposed Project is not located within a Sphere of Influence. However, the City of Menifee is located to the west of the Project site. The City of Menifee Sphere of Influence boundaries are contiguous with the City of Menifee incorporated boundaries. The City of Menifee boundary in the Project vicinity is approximately 0.25 miles west of the Project boundary along Briggs Road and approximately 0.5 miles south of the Project boundary along Scott Road west of Leon Road. The City of Murrieta Sphere of Influence in the Project vicinity is approximately 0.5 miles south and 0.25 miles east of the Project boundary along Scott Road east of Leon Road. No part of the

proposed Project is adjacent to either the City boundary or Sphere of Influence. Neither the City of Murrieta nor the City of Menifee has any jurisdiction over the proposed Project.

22. Based on the existing agricultural and suburban rural setting, implementing the Project as proposed would significantly alter the character of the Project site relative to the immediately adjacent properties that are currently low density suburban/rural uses or farmed parcels. However, in the context of the larger area in the immediate vicinity that is already designated or developed as medium density residential uses, the proposed Project will not result in significant incompatibility with the existing or planned surrounding land use based on implementation of the Project's edge design concepts. The proposed Project has been designed to be compatible with the residential density of existing or planned surrounding land uses. These design elements include extensive buffers along each of the roadways.

The landscape plan illustrates the extensive landscape buffers created on the three sides of the Project which clearly show the buffer areas adjacent to those existing areas with low density residential use, i.e., west along El Centro; north along Garbani; and south along Wickerd. The width of these buffers ranges from 42 to 85 feet of onsite landscaping and trails along the periphery of the Project. This onsite buffer does not include the additional buffer provided by installation of the new half-width roadways: Garbani, Wickerd and El Centro. The onsite buffer includes trails and dense landscape planting that will be maintained using recycled water. The buffer area around the periphery of the Project will minimize the visual and noise impacts from the proposed subdivision and noise levels on adjacent roads will be consistent with the County's General Plan requirements for residential use.

23. The proposed Project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
24. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

CONCLUSIONS:

1. The proposed Project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the Planned Residential (R-4) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed Project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through Project design.
5. The proposed Project is conditionally compatible with the present and future logical development of the area.

6. The proposed Project will have a significant effect on the environment.
7. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The Project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. High fire area; or
 - d. The boundaries of the a city.
3. The Project site is located within:
 - a. The LAKEVIEW/NUEVO/ROMOLAND/HOMELAND County Service Area (#146);
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat; and,
 - d. Low Liquefaction area
4. The subject site is currently designated as Assessor's Parcel Numbers: 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, 466-210-038.

Y:\Planning Case Files-Riverside office\TR36785\DH-PC-BOS Hearings\DH-PC\TR36785 Revised 5-18-16 mark 2.docx

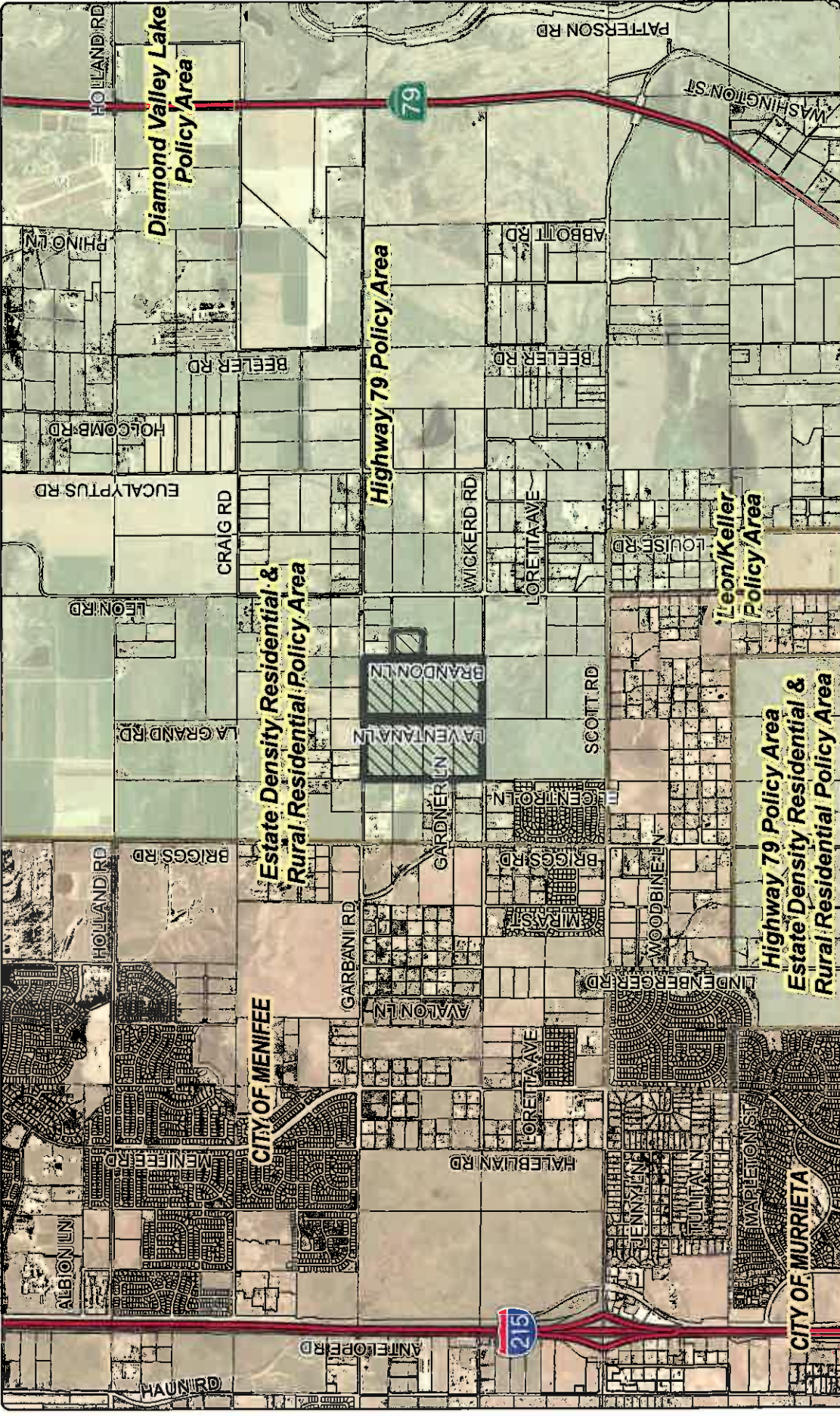
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Date Revised: 05/26/16

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542
VICINITY/POLICY AREAS

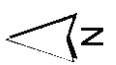
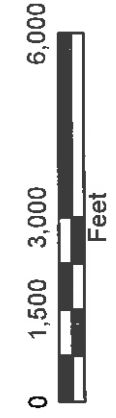
Supervisor Washington
 District 3

Date Drawn: 04/13/2016
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



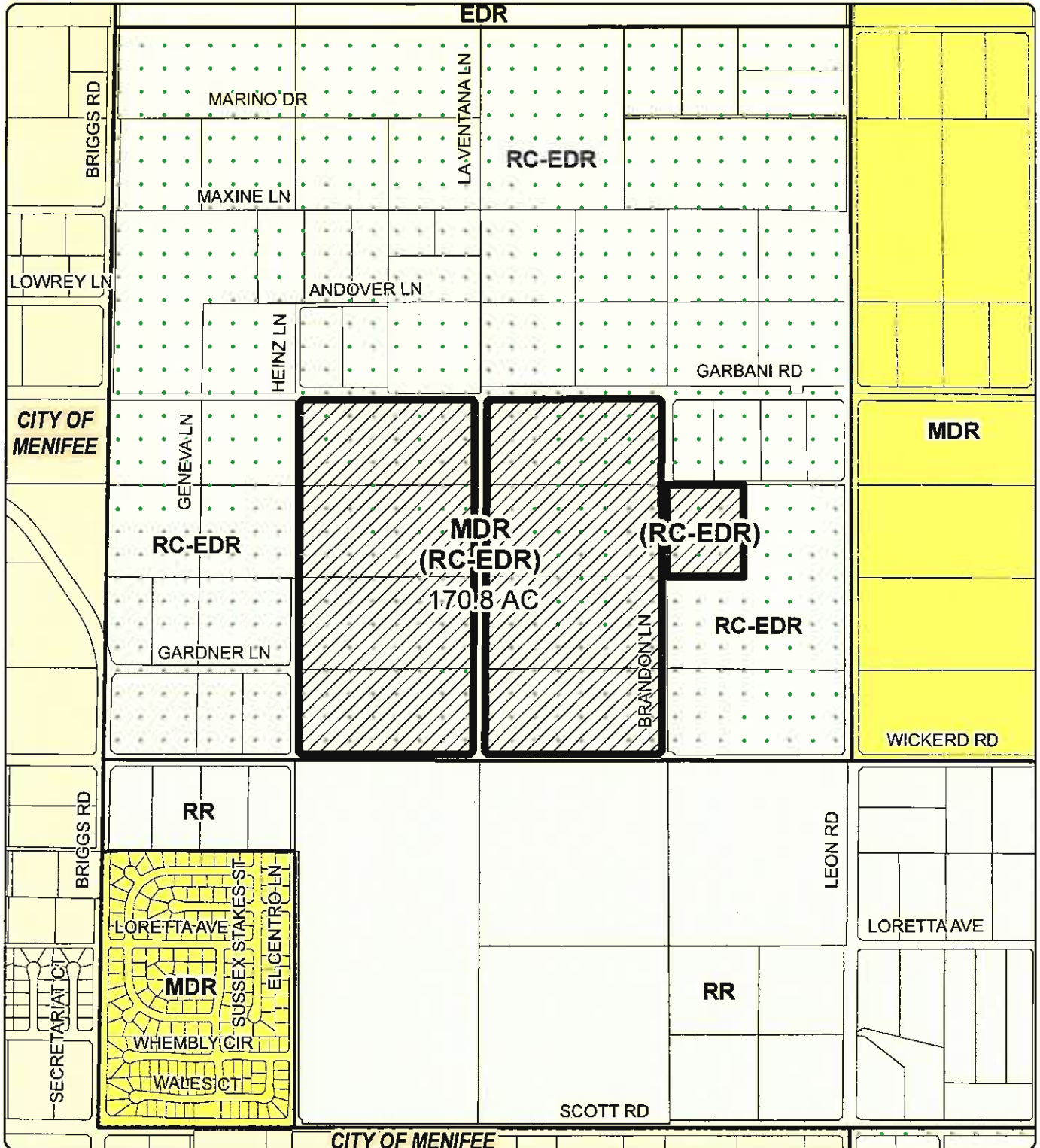
DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan and its associated policies for unincorporated Riverside County. This plan and its policies are subject to change. For more information, please contact the Riverside County Planning Department at (951) 935-2940. Website: www.riversidecountyca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

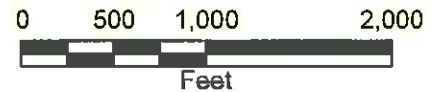
PROPOSED GENERAL PLAN

Date Drawn: 04/13/2016
 Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



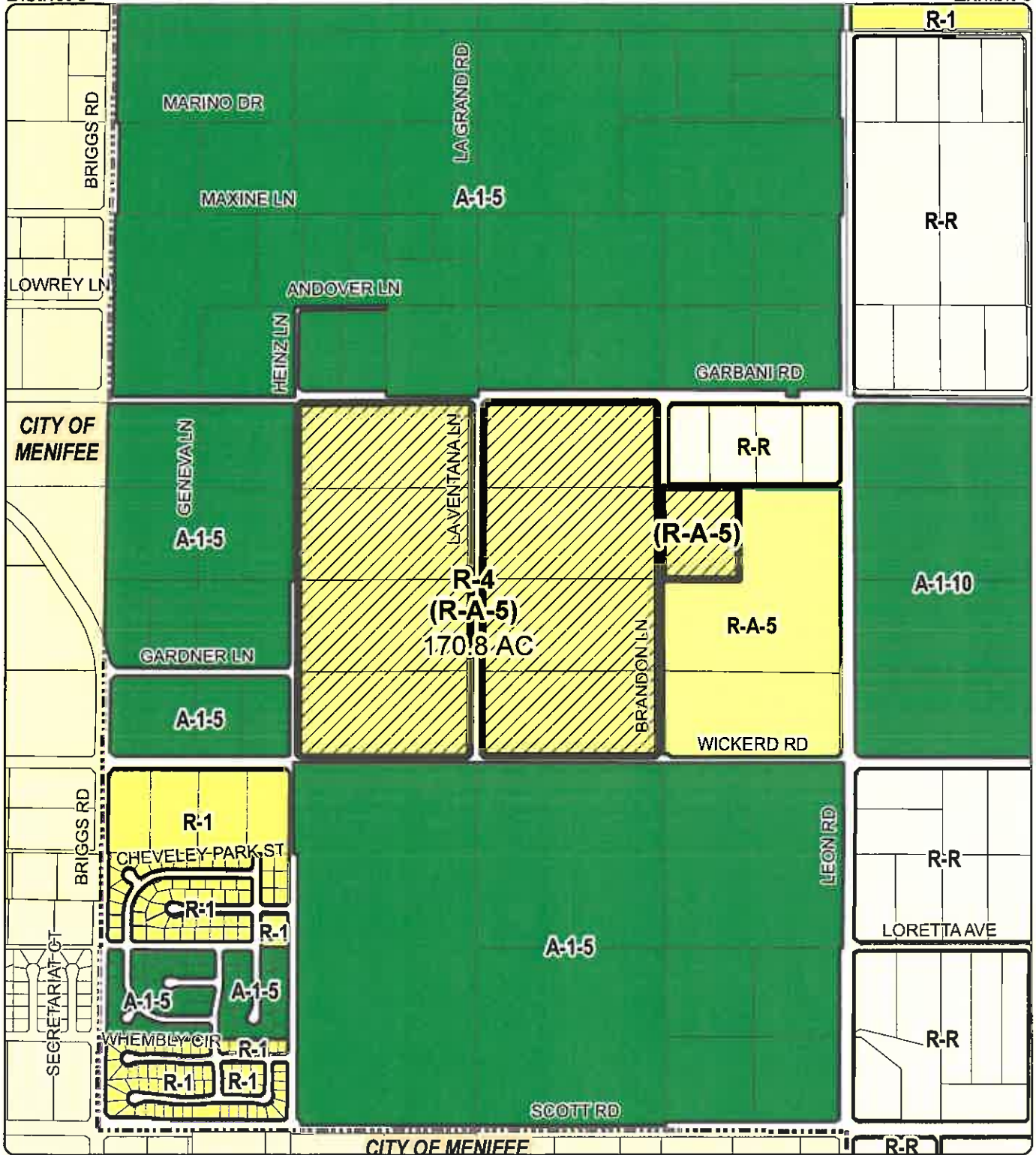
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

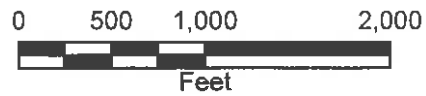
PROPOSED ZONING

Date Drawn: 04/13/2016
 Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



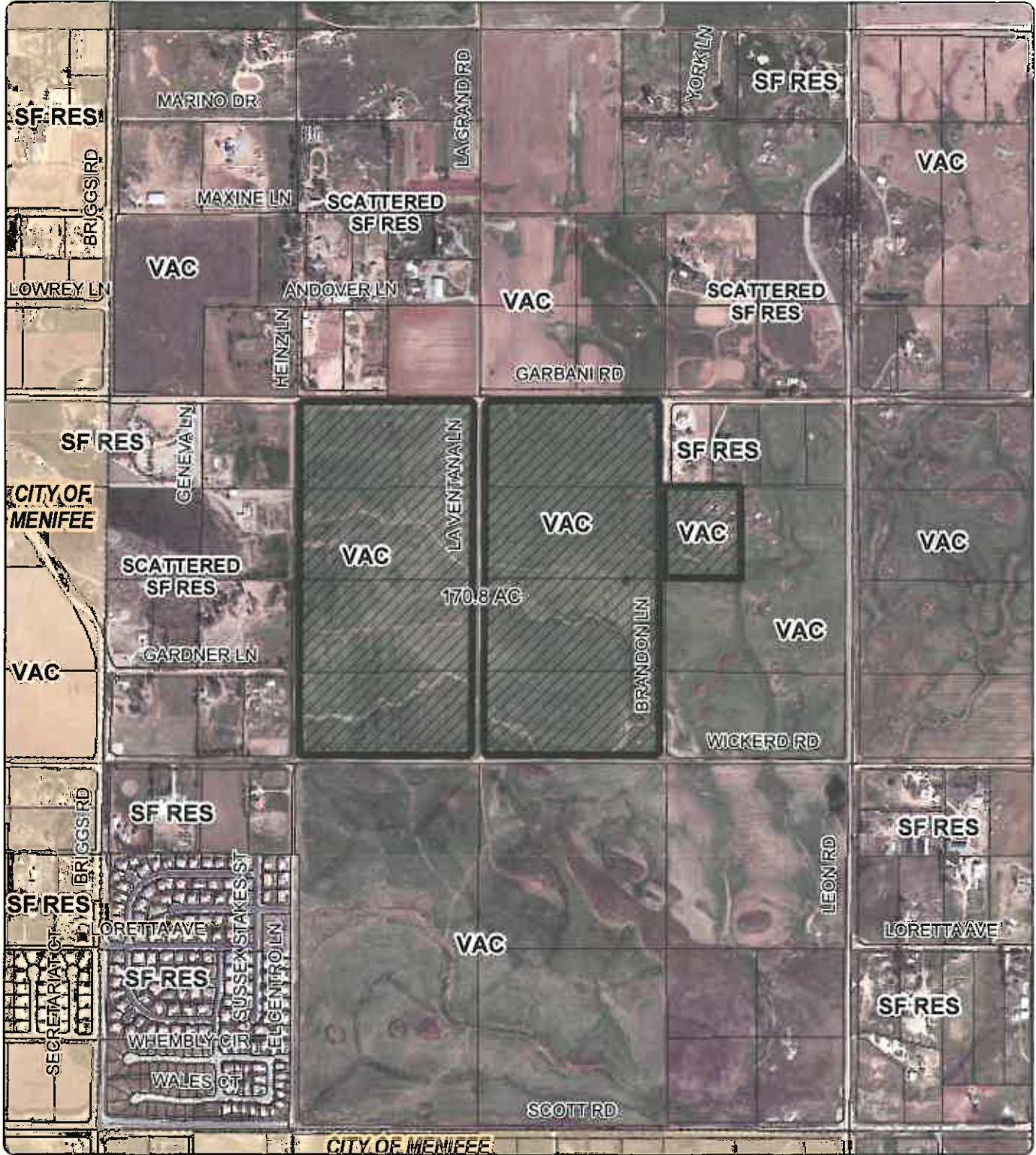
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542

Supervisor: Washington
 District 3

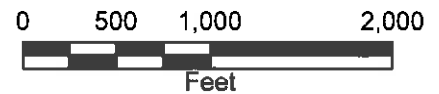
LAND USE

Date Drawn: 04/13/2016
 Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



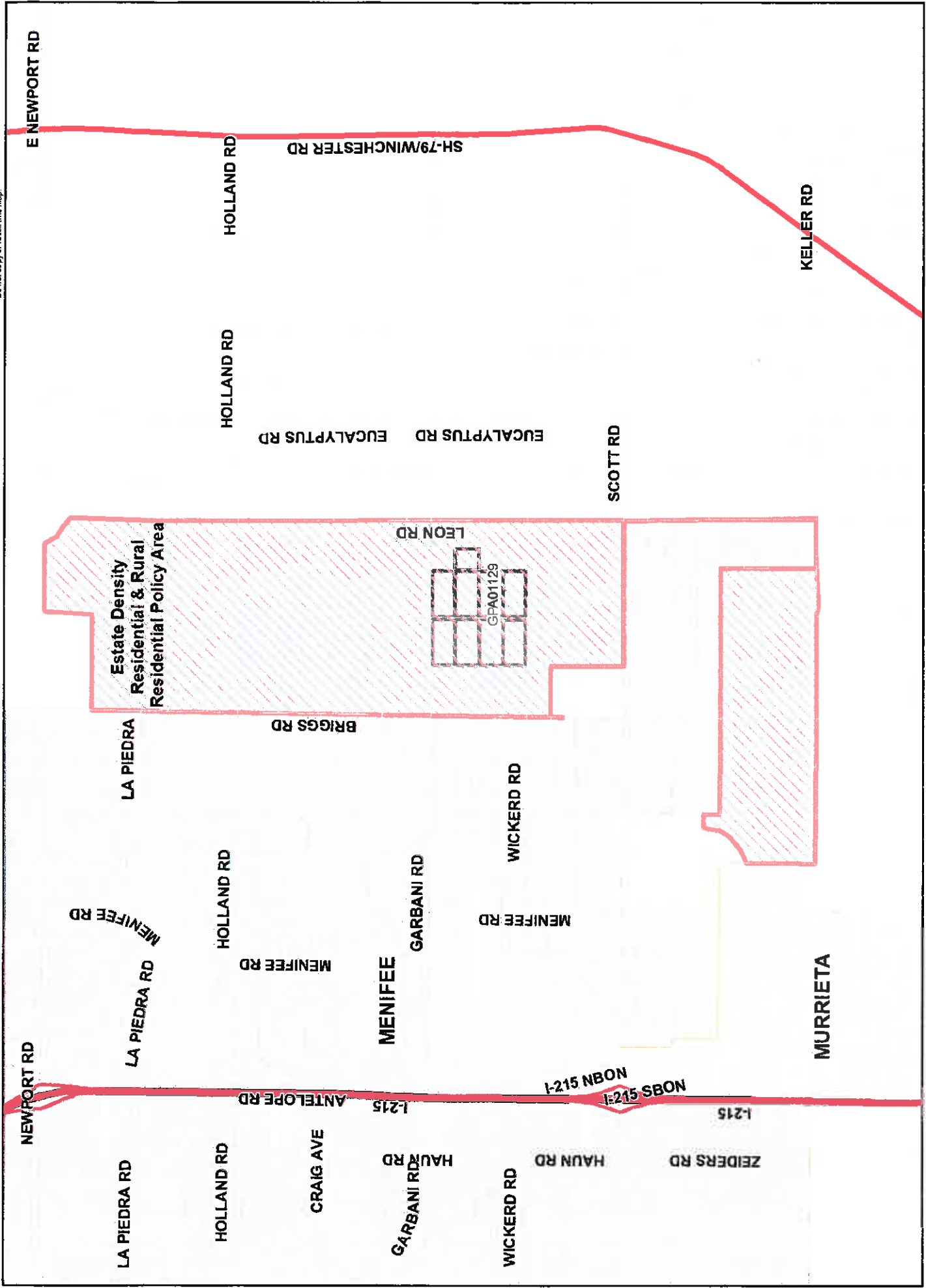
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Feet Estate Denisty Residential & Rural Residential Policy Area

0 1,650 3,300 6,600 Feet
 1 inch = 3,300 feet
 Office: Arcs Flow, 2111 (MPS, CV) or 4107 (REMAP, Blythe)
 Printed by Instate on 4/28/2014



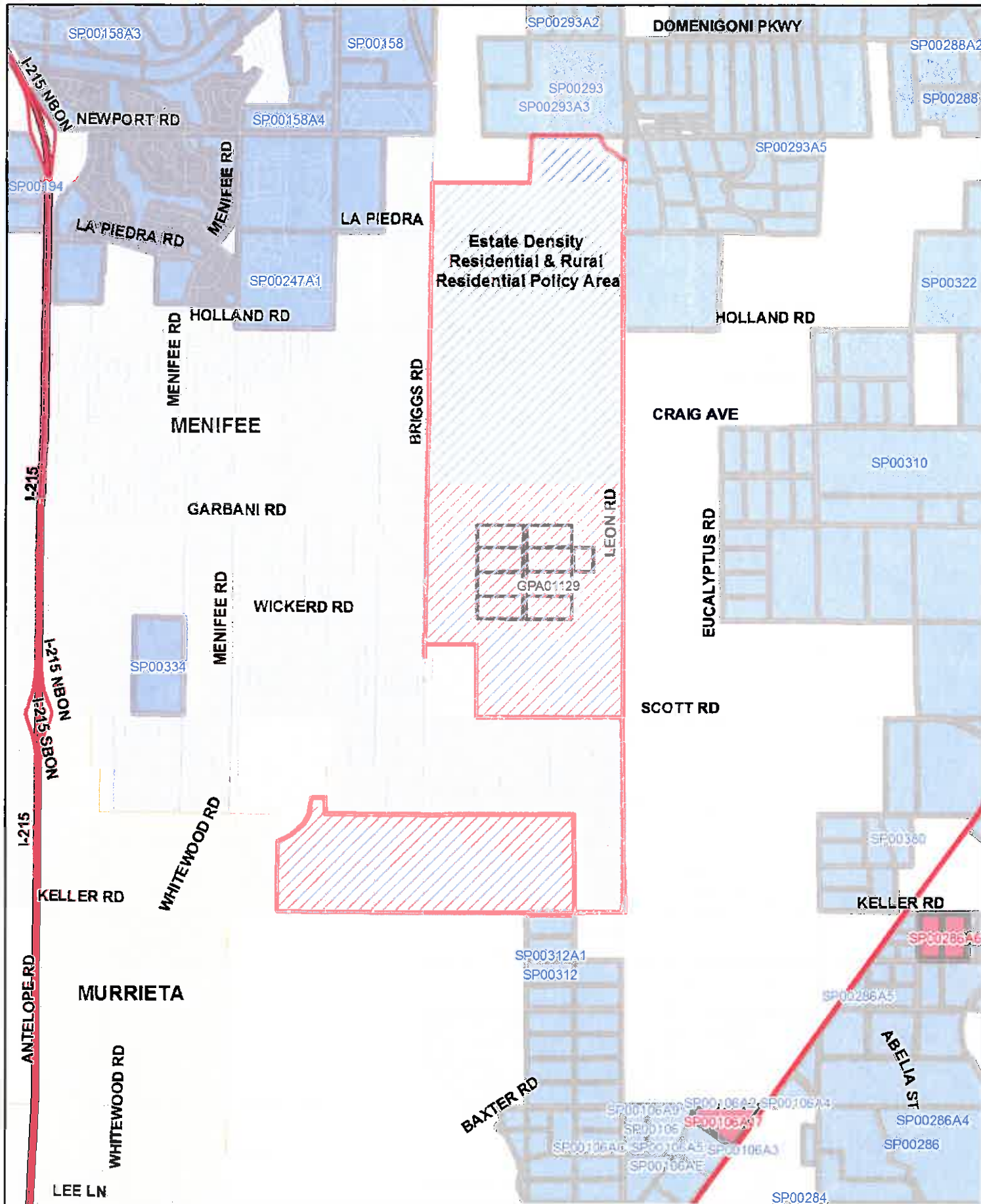
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Estate Density Residential & Rural Residential Policy Area



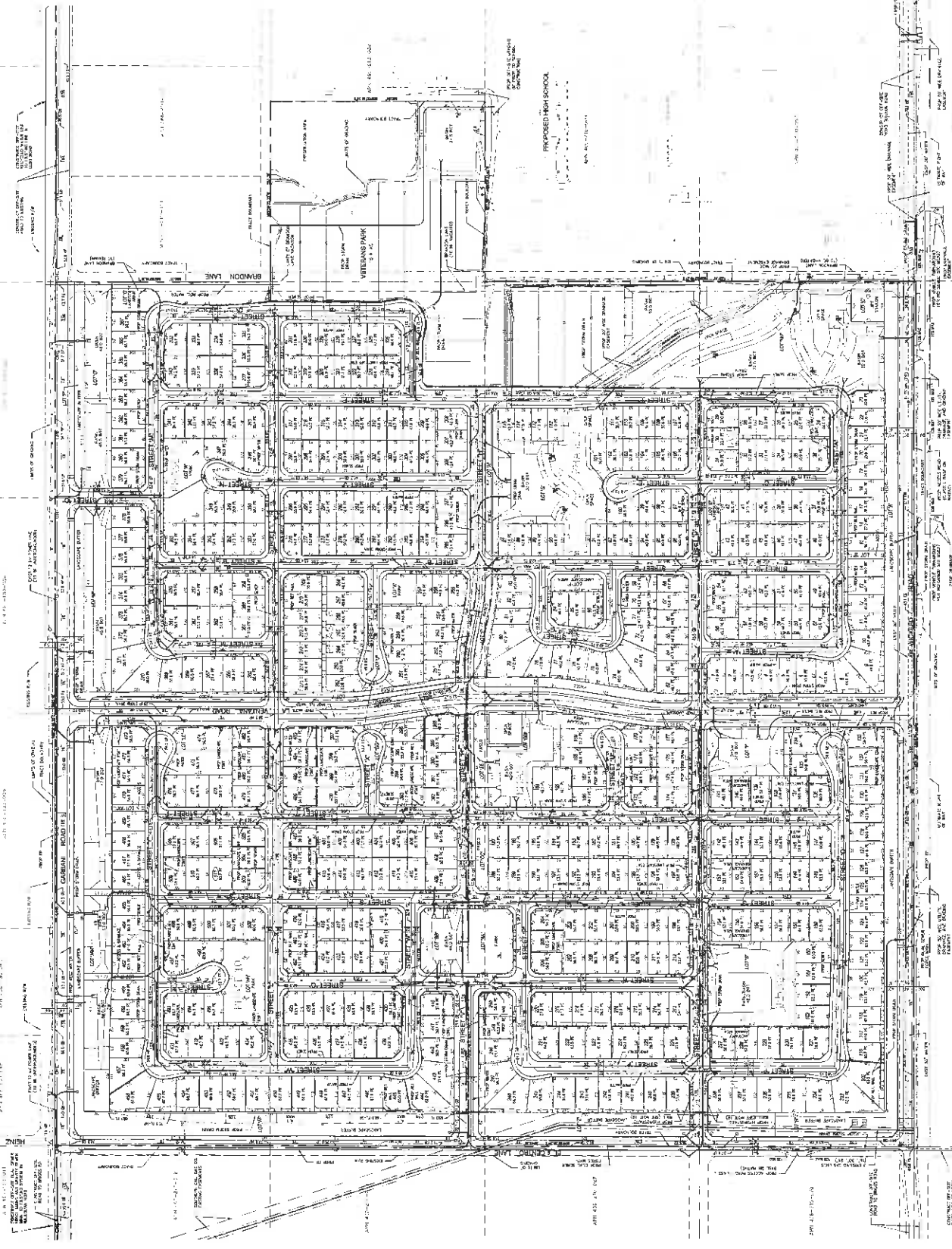
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TENTATIVE TRACT MAP NO. 36785 AMENDMENT NO. 2

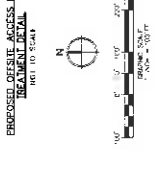
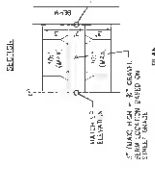
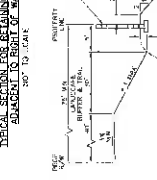
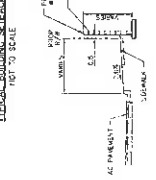
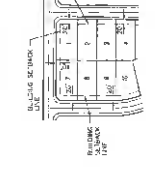
PARCELS THEREAFTER INCORPORATED, AND DISTRICTS ARE HEREBY SET, INCORPORATED AND REOPENED TO THE PUBLIC. THE TRACT MAP NO. 36785, AS AMENDED BY THIS TRACT MAP NO. 36785 AMENDMENT NO. 2, IS HEREBY SET, INCORPORATED AND REOPENED TO THE PUBLIC. THE AMENDMENT IS ASSUMED TO BE A PART OF THE TRACT MAP NO. 36785, AND IS SUBJECT TO THE SAME CONDITIONS AND RESTRICTIONS AS THE TRACT MAP NO. 36785.

APRIL 2016



EASEMENT NOTES

- 1. ALL EASEMENTS ARE SUBJECT TO THE FOLLOWING CONDITIONS:
- 2. ALL EASEMENTS ARE TO BE CONVEYED BY A WRITTEN INSTRUMENT.
- 3. ALL EASEMENTS ARE TO BE CONVEYED BY A WRITTEN INSTRUMENT.
- 4. ALL EASEMENTS ARE TO BE CONVEYED BY A WRITTEN INSTRUMENT.
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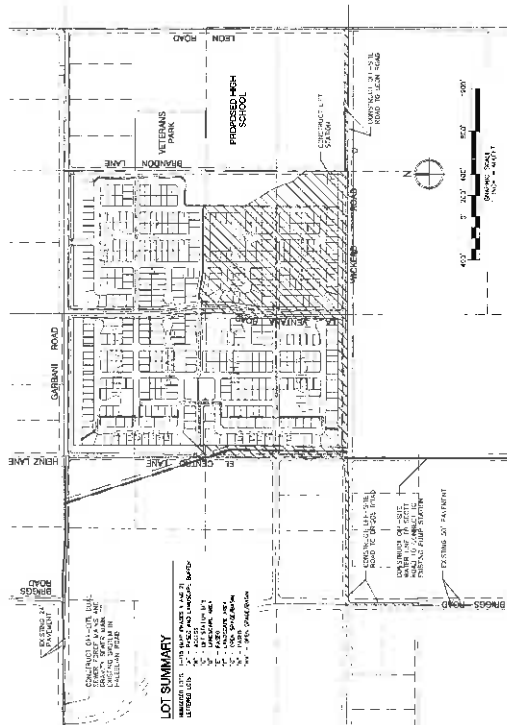
LOCATIONS
 SHEET 2 OF 3
 SHEET 1 OF 3
 SHEET 2 OF 3
 SHEET 1 OF 3

TENTATIVE TRACT MAP NO. 36785
 AMENDMENT NO. 2
 COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 ANDERSON CONSULTING ENGINEERS INC.
 1234 EAST 10TH ST., SUITE 200
 IMPERIAL, CA 92541-1234
 (619) 425-1234
 SHEET PLAN

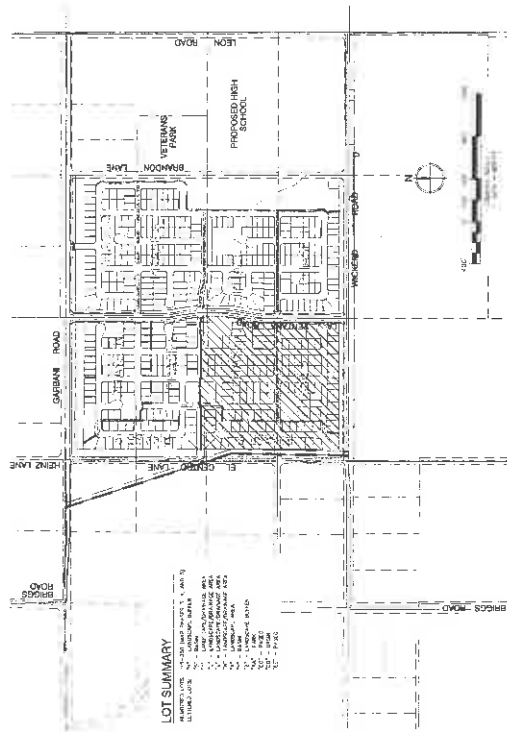
TENTATIVE TRACT MAP NO. 36785 AMENDMENT NO. 2

PARCELS 1 THROUGH 8, INCORPORATING AND ADJUSTING LOTS IN THE NORTHWEST QUARTER OF RANGE 34N, E 12W, S 17E, T 12N, R 12W, AND PARCELS 1 THROUGH 4, INCORPORATING AND ADJUSTING LOTS IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12N, RANGE 34W.

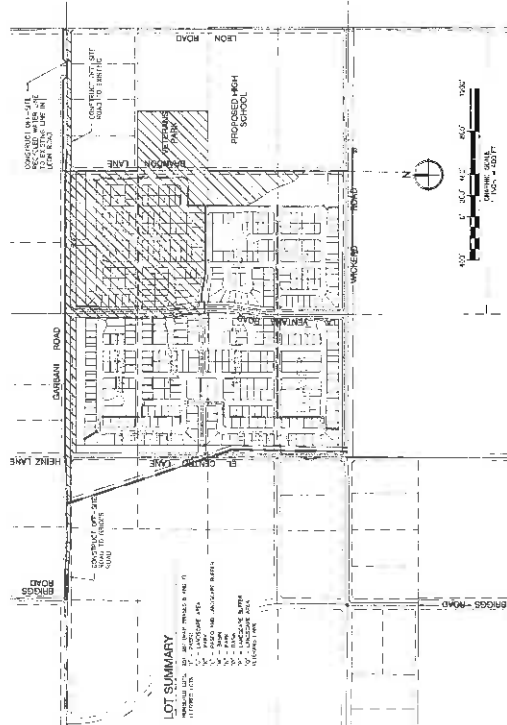
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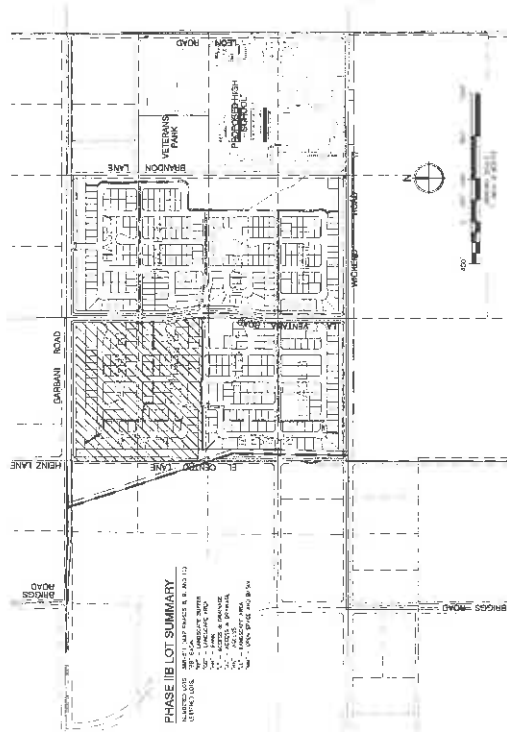
PHASE I



PHASE IB



PHASE II



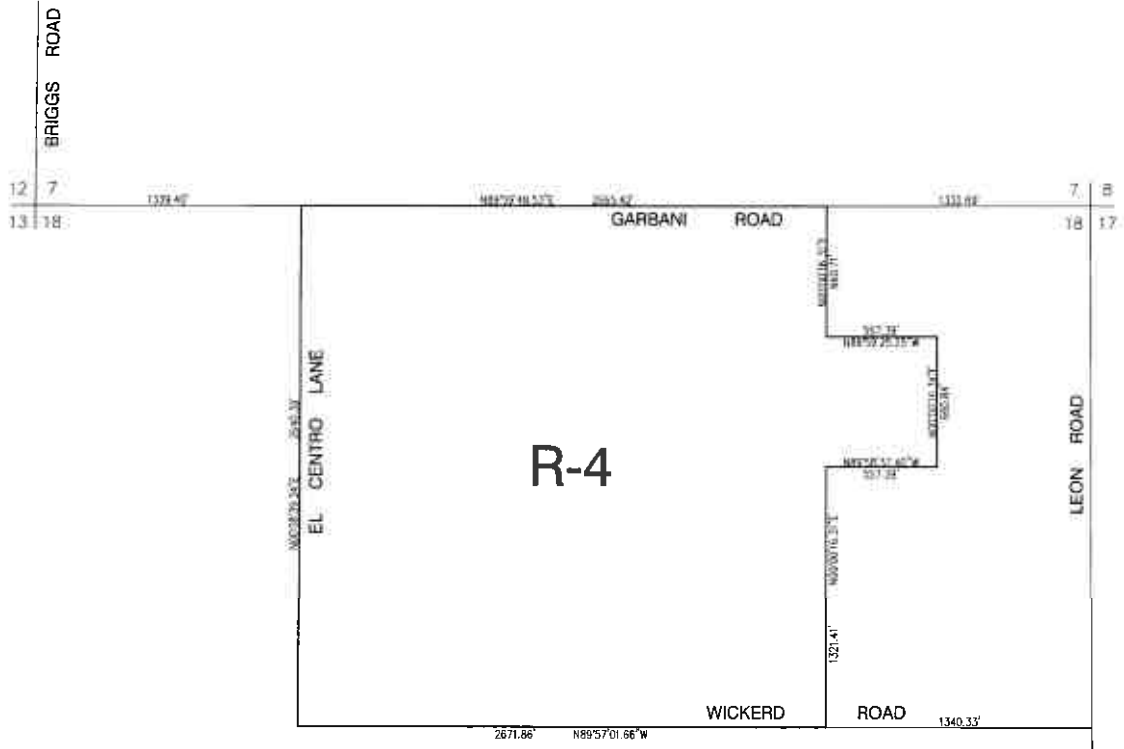
PHASE IIB

LEGEND

- METERS
- FEET
- PROPERTY LINE
- PROPERTY CORNER
- PROPERTY BOUNDARY
- PROPERTY ADJACENT TO
- PROPERTY ADJACENT TO
- PROPERTY ADJACENT TO

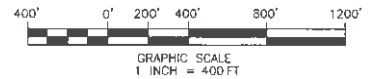
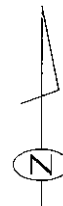
WINCHESTER ZONING AREA

SEC. 18 T.6S., R.2W. S.B.B. & M



LEGEND

| | |
|-----|---------------------|
| R-4 | PLANNED RESIDENTIAL |
|-----|---------------------|



MAP NO.
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. 7856
 ADOPTED BY ORDINANCE NO.
 DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

La Ventana Ranch

Conceptual Design Manual

Tract 36785

Prepared For:



Prepared By:

**ANDERSON
CONSULTING
ENGINEERS, INC.**



LaVentana Ranch

Conceptual Design Manual

Tract 36785

May 2016

Submitted to:

County of Riverside, California

May 2016

APPLICANT/PROPERTY OWNER(S)

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Joseph Rivani

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Los Angeles, CA 90010

(213) 369-9600

AGENT/ENGINEER

Anderson Consulting Engineers, Inc.

Jeff Anderson

12526 High Bluff Drive, Suite 300

San Diego, CA 92130

(858) 947-7093

La Ventana Ranch

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La Ventana Ranch

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La Ventana Ranch

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1. Purpose

The purpose of the *LaVentana Ranch* Design Manual is to illustrate the overall design concept for Tentative Tract Map (TTM) No. 36785 and outline the design features that will be integrated into the final project design. This manual includes both design standards and design guidelines. Should the final project design vary from either the design standards or guidelines these changes may be considered by the Riverside County Planning Commission. The guidelines herein will lay out practical and aesthetic design concepts as a global approach to be utilized upon development of the *LaVentana Ranch* project. The main objective is to establish a consistent theme throughout the entire project area, all inclusive of streetscapes, open spaces, parks, architecture, landscaping and signage. *LaVentana Ranch* Design Manual will establish the overall Ranch theme, architectural styles, walls and fencing as well as the pedestrian connectivity to be used at project buildout. This Design Manual is being processed in conformance with Riverside county Zoning Ordinance No. 348, Article VIII d, Section 8.95b.

2. Project Location & Description

The *LaVentana Ranch* project is located in Riverside County, in the Menifee Valley (please refer to Figure 1 Vicinity Map). The project site is bounded by two (2) existing east-west roadways; Garbani Road on the north and Wickerd Road on the south and by two (2) proposed north-south roadways; El Centro Lane on the west and Brandon Lane on the east. The project is located just west of the proposed High School site for the Perris Union High School District that will be located at Leon Road and Wickerd Road (please refer to Figure 2 Project Site Map, Figure 3 Existing General Plan Circulation, & Figure 4 Proposed General Plan Circulation). The project proposes to subdivide one hundred seventy (170) acres into five hundred eleven (511) single family detached lots. The dwelling units will be a mix of seven thousand square feet (7,000 sf) minimum, six thousand square feet (6,000 sf) minimum, five thousand five hundred square feet (5,500 sf) minimums, down to five thousand square feet (5,000 sf) minimum single family detached lots. There are several drainage basins that will be located throughout the *LaVentana Ranch* project. The project is being designed to include a fifteen (15) acre Veterans Park along with several smaller pocket parks with an interconnecting trail system. The project is consistent with the County of Riverside's R-4 zoning designation.

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a. Existing Conditions

The *LaVentana Ranch* project is located in an area that is relatively flat with low rolling topography with occasional bedrock outcroppings. Under existing conditions the site is undeveloped and the onsite soils have historically been used to support dry land farming activities. The site is situated in an area of mixed open space and single family residential uses of varying density. Some of the adjacent property in the project area is being used for dry land farming and other areas are not being actively farmed and have a ground cover of non-native weeds/plants. Surrounding land uses include the following: north of the site consists of Garbani Road, open space and low density residential uses; east of the site land uses consist of low-density residential uses, open space and a site for a proposed high school planned by the Perris Union High School District; immediately south of the project site is Wickerd Road with open space immediately south, and medium-density residential uses to the southwest; and to the west is a mix of low-density residential uses and open space.

The property ranges in elevation from about one thousand four-hundred eighty feet (1,480') above mean sea level (amsl) and one thousand four-hundred thirty feet (1,430') amsl (please refer to Figure 5 USGS Map). The topography trends from the northwest to the southeast. The site does not have any major drainage channels and experiences sheet flow across most of the property. However, there are two (2) small channels located just north of Wickerd Road that cross this roadway in small culverts and drain to the southeast to ultimately join Warm Springs Creek about two (2) miles south of the project site. Warm Springs Creek flows into Murrieta Creek which then combines with Temecula Creek in south Temecula to create the Santa Margarita River which flows into the Pacific Ocean through Camp Pendleton Marine Corps Base in northern San Diego County. The northern portion of the property drains to the Santa Ana River watershed flowing first to Salt Creek; then to Lake Elsinore; and finally down Temescal Creek to the Santa Ana River.

The existing Land Use Designation is Rural Community: Estate Residential (RC:EDR, 2-acre minimum) however the project proposes a General Plan Amendment #1129 to change the land use designation to Community Development: Medium Density Residential (CD:MDR, 2-5 Dwelling Units/Acre (DU/AC)); and Open Space Recreation (OS-R). The project is consistent with the proposed land use designation of MDR. In conjunction with the GPA the project

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is changing the zoning from the existing R-A-5 (Residential Agriculture) to R-4 (Planned Residential).

b. Relationship to Surrounding Properties

The surrounding properties in the area include vacant land, dry land farming, low density residential, medium density residential, open space, proposed high school site project, and previously farmed agricultural fields.

The surrounding General Plan land use designations are as follows:

North: RC-EDR (*Rural Community – Estate Density Residential*)
South: RR (*Rural – Rural Residential*)
East: RC-EDR (*Rural Community – Estate Density Residential*)
& Proposed High School site
West: RC-EDR (*Rural Community – Estate Density Residential*)

The surrounding zoning designations are as follows:

North: A-1-5 (*Light Agriculture*)
South: A-1-5 (*Light Agriculture*)
East: R-A-5 & R-R (*Residential Agriculture & Rural Residential*)
& Proposed High School site
West: A-1-5 (*Light Agriculture*)

Surrounding land uses include:

North: Garbani Road, open space and low density residential uses
South: Wickerd Road with open space immediately south, and medium-density residential uses to the southwest
East: Low-density residential uses, open space and a new high school planned by the Perris Union High School District
West: Low-density residential uses and open space

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c. Utilities

The project site is currently undeveloped the following companies and/or agencies will provide utilities and services to the single family residential community when it is built and occupied. (See Figure 47 Off-Site Utilities).

| | |
|--------------|--|
| Electricity | Southern California Edison |
| Natural Gas | Southern California Gas |
| Water | Eastern Municipal Water District |
| Sewer / WWTP | Eastern Municipal Water District |
| Cable | Time Warner Cable |
| Solid Waste | Waste Management |
| Drainage | Riverside County Flood Control & Water Conservation District |

d. Covenants, Conditions and Restrictions (CC&R's)

Within *LaVentana Ranch* the majority of the project's open space, parks, common areas, side lots and landscaping will be maintained by the Homeowner's Association (HOA). The CC&R's for *LaVentana Ranch* will include language for the formation of an HOA and provision for creation of liens in conjunction with the HOA for maintenance funding that will be provided prior to recordation of the final map. However, Veterans Park will be maintained by the Parks and Recreation District, the project will be annexed into Valley Wide Parks and Recreation District and a CFD will be created as appropriate.

3. Preliminary Development Plan Overview

a. Proposed Project

The *LaVentana Ranch* project is intended as a planned residential community which includes a variety of residential lot sizes ranging from seven thousand square feet (7,000 sf) minimums down to five thousand square feet (5,000 sf) minimum lots. In addition, the development will incorporate an assortment of community amenities and open space areas (including but not limited to pocket parks, multi-use trails, a fifteen (15) acre Veterans Park and water quality basins.

La Ventana Ranch proposes five hundred eleven (511) single family residential lots on approximately one hundred seventy (170) acres, with areas of open space, parks and water basins, which conforms to the General Plan

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designation of Medium Density Residential (MDR). The *LaVentana Ranch* Development Plan is for single family lots and open space.

b. Single Family Residential

The single family residential (SFR) portion of the project covers approximately one hundred twenty (120) acres. The residential area has been designed to create a safe, attractive pedestrian-friendly community. The design allows for internal and external linkages for pedestrians and automobiles, as well as walkable linkages to the proposed community amenities. *LaVentana Ranch* was planned to provide a timeless and inviting design that respects the local setting. Promoting “architecture forward” design along the community streetscapes, multiple internal parks and interconnecting trails create useable recreation amenities while in-turn connecting neighborhoods. The project has built in landscape buffers along the major roadways to transition the existing surrounding land uses to the *LaVentana Ranch* community. *La Ventana Ranch* will create diversity, through the design features within their traditional single family residential lots of four typical lot sizes, the dwelling units will be a mix of seven thousand square feet (7,000 sf), six thousand square feet (6,000 sf) minimum, and five thousand five hundred square feet (5,500 sf) minimums, down to five thousand square feet (5,000 sf) as depicted on TTM No. 36785. (See Figure 6 General Plan Land Use, & Figure 7 Proposed Land Use Plan), the single family residential portions of the project will be subject to Riverside County’s R-4 development standards and permitted uses.

See the table on the following page.

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| TABLE 2 - Riverside County R-4 Development Standards | |
|---|----------|
| Minimum Lot Size | 3,500 sf |
| Average Lot Size | 6,000 sf |
| Minimum Lot Width | 40' |
| Minimum Lot Depth | 80' |
| Front Setbacks | |
| Minimum Typical Front Yard | 20' |
| Rear Setbacks | |
| Minimum Rear | 10' |
| Side Setbacks | |
| Minimum Lot Side Yard | 5' |
| Minimum Corner Lot Side Yard | 10' |
| Maximum Building Height | |
| Dwelling Unit Maximum Two Stories | 40' |
| Accessory Structures | 50' |
| <i>R-4 Standards from Riverside County Ordinance No. 348.4802 Section 8.93 Land Use Regulations</i> | |

c. Community Amenities

In accordance with the *Sun City/Menifee Valley Area Plan*, the *LaVentana Ranch* project will offer several trails that interconnect throughout and around the community. A thirty feet (30') wide central paseo traverses the site north and south, located along the east side of LaVentana Road (please refer to Figure 8 Conceptual LaVentana Road and Figure 9 LaVentana Landscape Details) and a forty feet (40') paseo will traverse the site east to west along the south side of the Street "H" that will connect to the project's Veterans Park (please refer to Figure 10 Conceptual Entry Road and Figure 11 Typical Paseo Landscape Details / Lot EE). Veterans Park will be approximately fifteen (15) acres and include a variety of uses including active, passive outdoor activity areas and approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. Pocket parks will be located throughout the community, within a short walking distance to /from most residences, providing passive and active recreation opportunities for residents.

Landscaped parkways/ buffers will be provided along the project boundary roadways (Wickerd Road, El Centro Lane and Garbani Road.) These enhanced landscapes will provide a landscape buffer to transition from the surrounding existing land uses to the LaVentana Ranch community. In some

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instances such as along Garbani Road the landscape parkway not only provides a visual buffer but, also serves a functional duty as water quality basins and/or water quality facilities. El Centro Lane, Wickerd Road, and Garbani Road, have proposed paseos and landscaped parkways and sidewalks (please refer to Figure 12 - 17 Conceptual Street Sections and Landscape Sections.) Garbani Road also has areas for water quality basins and/or water quality facilities within the landscape setback. In addition to the enhanced parkways and paseos along the project's perimeter streetscapes, there will be enhanced landscaping and paseos within the *LaVentana Ranch* community itself. Along "H" Street the central east/west roadway there will be a Paseo (please refer to Figure 10 Conceptual Entry Road and Figure 11 Typical Paseo Landscape Details / Lot EE). LaVentana Road that travels north/south through the project will have a Paseo in addition to the parkway and sidewalk (please refer to Figure 8 Conceptual LaVentana Road and Paseo Section). The enhanced parkways and Paseo system will create a physical and visual buffer and transition from surrounding land uses as well as provide a looping recreational system of trails to the project parks and amenities found within *LaVentana Ranch* (please refer to Figure 18 Conceptual Neighborhood Parkway Section, Figure 19 Conceptual Parkway, Figure 20 Conceptual Project Entry and Figure 21 Conceptual Paseo and Clubhouse).

In total, the *LaVentana Ranch* project offers approximately forty-five (45) acres of open space, recreation and conservation/preservation areas that will benefit *LaVentana Ranch* residents and the surrounding area. Within the approximately forty-five (45) acres there is approximately two point six (2.6) acres of preservation area in the northeastern portion of Veterans park reducing the total to approximately forty-two point four (42.4) acres overall.

Amenities that shall be but not limited to be included in the pocket parks within *LaVentana Ranch* are: picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. The listed amenities are optional and may change; a minimum of two (2) of these amenities will be included in each pocket park and final design will be determined at the time of development by the project builder with approval by the County of Riverside Planning. Please refer to Figure 22 Conceptual Neighborhood Park.

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d. Transition and Buffer Zones

Landscaped parkways/ buffers will be provided to physically and aesthetically transition and buffer the existing surrounding residents from the *La Ventana Ranch* project. These buffers are important design features for the project in order to assure not only conformity to the *Sun City/Menifee Valley Area Plan* but also, to transition from the surrounding existing land uses. Landscaped parkways/ buffers will be provided along the project boundary roadways (Wickerd Road, El Centro Lane and Garbani Road.) These enhanced landscapes will provide a landscape buffer to transition from the existing land uses to the *LaVentana Ranch* community. Along Garbani Road the landscape parkway will not only provide a visual buffer but a portion of the area will be used for water basins. El Centro Lane has a proposed seventy-five feet (75') wide Paseo / Easement/Landscape setback beyond the twelve feet (12') of parkway and paved sidewalk. Wickerd Road has a proposed forty feet (40') wide Paseo / Landscape setback beyond the eighteen feet (18') of parkway, and sidewalk. Garbani Road has a proposed thirty feet (30') wide Paseo/ Landscape setback and eighty-five feet (85') +/- for a water quality basin beyond the twenty-one feet (21') of parkway and sidewalk. Please refer to Figures 8 - 21 for the conceptual streetscape transition / buffers.

e. Entry Monuments, Walls & Project Theme

The *LaVentana Ranch* Monuments features and entry landscaping is designed to reflect the overall "Ranch" theme. The Main Entry will appear somewhat rustic with large boulders in the fore ground and the entry signage with a rock veneer and metal lettering. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. The primary community entry location will be at the intersection of Wickerd and La Ventana Roads. A comprehensive signage plan will be provided for the development prior to buildout. (Please refer to Figure 20 Conceptual Project Entry and Figure 23 Entry Monument Details.)

Walls and Fencing materials, design and colors will continue the project's "Ranch" theme established in the entry Monuments signage and landscaping. (Please refer to Figure 24 Fence Details, and Figure 25 Wall Details.)

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f. Open Space

The LaVentana Ranch project has approximately forty-five (45) acres of open space, recreation areas for residents to utilize. The open space areas that are required conservation/preservation areas will have limited or no residential/public access. Open space includes the paseo system, pocket parks and Veterans Park. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas can be used for passive outdoor activities as well as active recreational options such as using the bocce ball courts, or ball fields. The residents will have ample opportunity to get out and move, while not relying on automobiles.

g. Veterans Park

The Veterans Park will be an approximately Fifteen (15) acres, which includes approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. Veterans Park will provide a variety of uses such as: active recreation areas, passive open space areas, parking, and basin facilities (please refer to Figure 26 Conceptual Veterans Park Plan and Figure 27 Conceptual Veterans Park Landscape Details). The park is located west of the proposed High School, which is adjacent to the east side of Veterans Park. The park will meet the needs for many project residents and area residents, there will be ballfields, a soccer field, half-court basketball, special needs play area, picnic areas, shaded picnic areas, walking trails with benches, quiet shaded areas, two restrooms and one or two snack bars, information kiosks, parking and water basins and/or water quality facility areas. Additionally there are areas set aside to honor and show respect for all of the branches of the United States Military. Veterans park is not only to provide needed active and passive recreation activities to the area residents but, plans to truly honor our United States military services members, past, present and future. The park will be easily accessible to all age levels from young supervised children to seniors who want a place to enjoy the outside. The overall design and layout of the park will enable families to spend time together in the outdoors. Having the ballfields in the same park and in close proximity to the special needs play area, enables parents who may have older children in sports be able to take them to their game or practice while allowing the younger children to play all within the same park. Consolidating the active and passive activities within one park gives the parents/guardians the ability to keep an eye on all their kids without driving all over to meet the different activity needs of the entire family.

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Park Components:

Military Monuments - The project proponent has put together an Ad Hoc committee with members that were or currently are active duty members of the Army, Navy, Air Force, Marines and Coast Guard (please refer to Figure 28 Veterans Memorials). The Ad Hoc members are providing insight as to what they envision the Veterans Park "Veterans Monument" to ultimately look like. The "Veterans Monument" area is proposed near the front of the park near the parking area which will be ADA accessible and may include; a Flag pole with lighting for flying of the United States Flag, plaques with the emblems of each of the branches of service, stories of local purple heart recipients, fallen heroes, veterans and/or current military service men or women. This area may also have a seat wall and T-trellis, the actual design has not been determined. The ultimate design and location of these items will be decided by the Ad Hoc Committee and may include those items listed and/or others, to be decided and approved at buildout. The areas may include space to perform ceremonies and/or hold small community gatherings.

Active Recreation Field Areas - The Park proposes two (2) Baseball fields with grand stands in the northern portion of the park with a restroom/snack bar located nearby. In the southern portion of the park are the soccer field and viewing area, a half-court basketball court with another restroom facility located close by. Two of the fields are planned to be lighted, which fields that will have lighting has not been decided as of this time and may be up to the Parks and Recreation Department to make the final decision.

Special Needs Play Area - The Special Needs Play Area will not be restrictive to age or ability level, it will be available to all children (please refer to Figure 29 Special Needs Play Area). Specialized fencing may be installed around the area to allow one way in and one way out to provide for children's safety. The Special Needs Play area is intended to be a place of fun and learning for not only special needs youth but all children, creating a safe play area for all. The special needs play area may include: specially-designed swings, gliders, play areas, sensory garden, rubberized padding for comfort and safety, equipment that can make it easy for children to slide, sway, crawl and play. This area will be easily supervised by the children's parents/guardians, while allowing the children to explore safely and learn on their own.

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Accessory Uses - There will be two Restrooms and one Snack bar facility located within the park property. These convenience facilities will be located within the vicinity of the Baseball fields and the Soccer Field, for close proximity of the majority of the park users. The buildings in the park will be: pre-manufactured structures from Public Restroom Company. The building near the soccer fields will be restrooms and storage only. The building near the ballfields will include restrooms, storage, and a snack bar with a roll up door. Both buildings will be completely wired and plumbed and set in place. The construction will be split face block with a standing seam metal roof. Colors and actual design of the facilities will be established during final park design. The snack bar hours and function will be decided by Valley Wide Park and Recreation District, for use by sport leagues and organizations that utilize the park's fields. There are Picnic Areas located around the Special Needs Play Area, shaded and non-shaded picnic areas with benches and tables. The picnic areas provide much needed areas for families to gather and celebrate while enjoying the outdoors, fresh air and sunshine. Walking trails will be composed of decomposed granite to allow visitors to hike through the park. While walking along the park trails residents may go past some natural rock outcroppings, native plantings, and be able enjoy scenic views. Placed along the trails and landscape there may be park benches to allow people to stop and rest or take in the views in a peaceful quiet setting.

Miscellaneous - Landscaping of the park will primarily be drought tolerant and/or native plants for landscaping with turf only being used on the recreation fields. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, and in the picnic areas. The landscaping will be watered using drip irrigation with exception of the turf areas on the recreation fields. All of the landscaping and turf areas within Veterans Park will be watered with recycled water. Parking will be provided along the southwestern portion of the park area with trails leading from the parking lot areas into the different areas of the park and to the park's trail system. Water basins and/or water quality facility areas will be located as needed in the park to capture and treat storm water.

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High School Interface – Veterans Park is directly west and adjacent to the proposed High School site and the facilities at the park may be used to augment the athletic facilities provided by the High School. The park district and Perris Union High School District would need to work out an agreement on how and when the park facilities could be utilized by the high school and vice versa. There will be a ten feet (10') wide trail/sidewalk along the basin(s) and perimeter of Veterans Park that will connect to the high school property with controlled access point(s) for safety, limiting access to/from the high school site and the park site. There will be appropriate signage at the school entrance/exit location into/out of the park. The final design and location will be determined during the final design of Veterans Park, with further coordination with the Perris Union High School District and Valley Wide Park and Recreation District.

All amenities and other park equipment proposed above may be modified and/or require final approval by Valley Wide Parks and Recreation District.

h. Pocket Parks

Throughout *LaVentana Ranch* pocket parks will be located for ease of access to neighborhood residents (please refer to Figure 22 Conceptual Neighborhood Park). The pocket parks will be located adjacent to community streets for visibility and safety as well as connection to the community wide trail system. The project will have a contiguous looping trail system, allowing project residents to walk, bike or jog most anywhere within the project area. Amenities to be included in *LaVentana Ranch* pocket parks are optional, and will be determined at the time of development by the project builder. Pocket parks could include; HOA picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. Should a pool be included in one of the pocket parks the conceptual pool design, as proposed is a pool approximately eleven hundred square feet (1,100 sf) and spa approximately seventy-nine square feet (79 sf) the actual design, location, and materials may vary. The pool entry will be fenced and gated with an automated keyed entry for residents. Landscaping of the pocket parks will primarily be drought tolerant landscaping with turf only being used where absolutely necessary. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered

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using drip irrigation or other water saving devices. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas (please refer to Figure 30 Potable & Recycled Water).

i. Phasing

Phasing of the project will take place in four phases (please refer to Figure 31 Phasing Plan), 1st phase will be the southeast corner of the project and Wickerd Road and a portion of El Centro Lane. Construct off-site road to Briggs Road, construct lift station, construct off-site road to Leon Road. Phase 2, includes the southwest corner of the project. Phase 3 is the northeast portion of the site, Veterans Park, eastern most water quality basins, a portion of Brandon Lane, construct off-site road to Briggs Road and construct off-site road to Leon Road. Phase 4 is the northwest portion of the site including the remaining section of El Centro Lane to Garbani Road. For more detailed phasing information please see the TTM 36785 Phasing Plan.

j. Water Quality

Water quality management plans (WQMP) for the *LaVentana Ranch* project was prepared for the northern and southern portions of the project site. To address project impacts on the northern portion of the site, which flows to the Santa Ana River Watershed, a project specific WQMP was prepared. A similar WQMP was prepared for the southern portion of the project site that flows to the Santa Margarita River Watershed.

The bioretention basins have been designed so that the water quality volume will not pond higher than six inches (6") above the soil media. The remaining volume in the basins will be utilized for meeting the Hydrologic Conditions of Concern (HCOC)'s on the property and to mitigate for increased runoff. The offsite streets will convey runoff into the adjacent landscaped buffer areas, which will be depressed a minimum of one foot (1'), which is required for the landscaped area to be a self-retaining area. The flows from the landscaped buffers will be collected and discharged north of Garbani Road. Also the project will implement structural and operational source control Best Management Practices (BMP)'s. The project proposes bioretention basins (infiltration basins) which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). Based on this method of treatment, the proposed project is not forecast to cause a

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significant degradation to water quality within the Santa Ana River Watershed.

The Santa Margarita WQMP was prepared for the nine (9) southerly basins and exterior streets associated with the proposed project. The project site will utilize bioretention basins to treat for water quality purposes. The Hydromodification model utilized nine (9) sand filter basins to represent the nine (9) bioretention basins. Based on the model, the proposed bioretention basins adequately address hydromodifications within the portion of the project contributing runoff to the Santa Margarita River Watershed. The required water quality volume of the basins was determined using the Hydromodification model. The effective impervious fraction was calculated based upon the tributary land use designations, and assuming sixty-five percent (65%) impervious surface for the residential lots, considered conservative.

The bioretention basins have been designed so that the water quality volume will not pond higher than six inches (6") above the soil media. The remaining volume in the basins will be utilized for meeting the HCOCs on the property and to mitigate for increased runoff. The offsite streets will convey runoff into the adjacent landscaped buffer areas, which will be depressed a minimum of one foot (1'), which is required for the landscaped area to be a self-retaining area. The flows from the landscaped buffers will be collected and discharged south of Wickerd Road. The project proposes bioretention basins (infiltration basins) which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). Removal efficiency for pesticides, specifically Chlorpyrifos, is considered unknown. However, the recent tests for pesticides from the project site indicate it is not an existing source of pesticides. Further, the project will implement structural and operational source control BMPs. Based on implementing these structural and occupancy BMPs and based on the proposed onsite method of treatment, the proposed project is not forecast to cause a significant degradation to water quality within the Santa Margarita River Watershed.

Incorporated into the *La Ventana Ranch* project along the southeasterly border is a swath of open space which is a combination of uses; including storm

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drainages, water basins, a lift station and a “natural” drainage feature that will be left as natural as possible. Directly east of this open space area is the proposed Perris Unified School District High School parking lot area. There will be a decomposed granite walking path approximately ten feet (10’) wide along the project and school property boundaries.

4. Landscape Design

a. Community Landscape, Entry Monuments, Walls and Fencing

The *LaVentana Ranch* landscaping is designed to reflect the overall “Ranch” theme. The Main Entry will appear somewhat rustic with large boulders in the fore ground and the entry signage with a rock veneer and metal lettering. Neighborhood and other monument signage will continue the “Ranch” theme, and will be located within the landscape setback on a smaller scale than the Main Entry monument. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. The primary community entry location will be at the intersection of Wickerd and La Ventana Roads. A comprehensive signage plan will be provided for the development prior to buildout if deemed necessary by Riverside County Planning Department. (Please refer to Figure 23 Entry Monument Details.)

Entry Monuments, Walls and Fencing materials, design and colors will continue the project’s “Ranch” theme established in the entry Monument signage and landscaping. (Please refer to Figure 24 Fence Details, Figure 25 Wall Details, and Figure 32 Wall & Fence Plan.) Wall and fence heights will be limited to a maximum of six (6) feet, measured from the high side grade. Decorative pilasters and posts may extend up to an additional fourteen (14) inches above the maximum wall heights. Materials, colors, and type of construction for the Ranch theme, view walls and accent walls or Three-rail fencing are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County Planning Department. View walls may be used in areas where view opportunities exists or as needed for public safety. These areas may be adjoining the buffers or opens space areas within the development. Three-rail fencing will be used along the trails and within the open space areas when a physical separation is necessary.

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While in some areas of the community, homes will have one or more community walls or view fences, the majority of the development will be separated by slump block walls (neighborhood walls) at the interior rear and side yards. Neighborhood walls or yard fencing within the residential areas of the project will be placed along the property lines in order to separate the residential lots. The wall and fence plan proposed indicates where the *LaVentana Ranch* anticipates locating the various walls and fences within the project. (Please refer to Figure 24 Fence Details, Figure 25 Wall Details, and Figure 32 Wall & Fence Plan.)

General Guidelines

- No fence should exceed six (6) feet in height measured from the high side grade
- All walls and fences should end in a pilaster or post. The design of the pilaster should reflect the shape of the supports used in the fencing
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve (12) inches in height
- Side yard gates are required on one side of the front yard and shall be constructed of tubular steel or wood. Side and rear yard fencing shall be masonry, slump stone, vinyl or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. Applicants shall provide specification which shall be approved by the Riverside County Planning Department.
- All wall and fence plans with the addition of materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

b. Front Yard Landscaping

Within *LaVentana Ranch* front yard landscaping is required for all houses to be approved by the County of Riverside Planning Department and will be provided by the builder. The front yard landscaping should be provided by the builder within one (1) month of closing. The County of Riverside Planning Department may consent to time extensions to allow for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by the developer shall be subject to the review and approval of the Riverside County Planning Department

La Ventana Ranch

and shall comply with the Riverside County California Friendly Plant List with drip irrigation per Riverside County regulations.

c. Trails

The trails that will be built as part of the *LaVentana Ranch* project will be landscaped per the County regulations with drought resistant plantings and drip irrigation. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality facility areas. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 11 Typical Paseo Landscape Details / Lot EE) for an example of the typical trail landscaping and amenities.)

d. Private Open Space

Private Open Space is an area of land within each residential lot that is available for private use. The private open space is typically the yard area that is available for private recreation. Every residence shall have adequate private outdoor open space that can be utilized for passive outdoor activities, gardening, barbecuing, private parties, reading, eating, area for children and somewhere for pets to have outdoor play time.

e. Open Space

The *LaVentana Ranch* project has approximately forty-five (45) acres of open space, recreation for residents to utilize. The open space areas that are required conservation/preservation areas will have limited or no residential/public access. This includes the paseo system, pocket parks and the Veterans Park. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas will be landscaped per the County regulations with drought resistant plantings and drip irrigation.

Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 33A Open Space, 33B Sub-Regional Parks, 33C Sub-Regional Trails, Figure 33D Trails Connectivity, Figure 32 Wall and Fence

La Ventana Ranch

Plan, and Figure 38A, 38B & 38C Master Landscape Plans and TTM No. 36785.)

f. Parks

Throughout *LaVentana Ranch* parks will be located for ease of access to neighborhood residents. The pocket parks will be located adjacent to community streets for visibility and safety as well as connection to the community wide trail system. Amenities to be included in *LaVentana Ranch* pocket parks are optional, and will be determined at the time of development by the project builder. Pocket parks could include; HOA picnic areas, shelters, tot lots, Bocce courts, neighborhood vegetable gardens, dog park(s), half-court basketball courts, volleyball court, outdoor exercise equipment, neighborhood pool(s), and benches. Veterans Park will be an approximately Fifteen (15) acres that will provide active recreation areas, passive open space areas, parking, and basins and approximately two point six (2.6) acres of preservation area that may be fenced off (to be determined at a later date), in the northeastern portion of Veterans park. (please refer to Figure 26 Conceptual Veterans Park Plan and Figure 27 Veterans Park Landscape Details). Veterans Park will be a “regional park” in nature, providing the type and size of facilities provided at a typical “regional Park”. The Veterans Park will meet the needs for many project residents and area residents, there will be ballfields, a soccer field, half-court basketball, special needs play area, picnic areas, shaded picnic areas, walking trails with benches, quiet shaded areas, two restrooms, one snack bar, information kiosk, parking and water basins and/or water quality facility areas. Landscaping of the pocket parks and Veterans Park will primarily be drought tolerant landscaping with turf only being used where absolutely necessary (i.e. recreation fields.) Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered using drip irrigation or other water saving devices. Landscaping will be mostly irrigated by recycled water with exception to the areas that are water basins and/or water quality areas (Please refer to Figure 34A Park AA, Figure 34B Conceptual Design Park AA Pool Alternative, Figure 35 Park HH, Figure 36 Park N and Figure 37 Park S.)

g. Water Quality Basins / Water Quality Facilities

The *LaVentana Ranch* Landscaping of the water quality basins will be minimal and will be irrigated with potable water with drip irrigation in the areas that are water quality basins and/or water quality facilities. The slopes of the

La Ventana Ranch

water quality basins and the majority of the water quality basin open space will be planted. The slopes of open space conservation areas adjacent to some of the water quality basins/water quality facilities will be sprayed with a seed mixture for slope stability, water permeability and landscape purposes. The conservation areas will have limited or no residential/public access. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 30 Potable recycled water irrigation, Figure 32 Wall and Fence Plan, Figures 38A, 38B & 38C Master Landscape Plan and TTM No. 36785.)

h. Irrigation/Water Use

The *LaVentana Ranch* Landscaping will be mostly irrigated by recycled water with exception to the water quality basins and/or water quality facilities. Within *LaVentana Ranch* the majority of the project's open space, parks, common areas and landscaping will be maintained by the Homeowner's Association (HOA). (Please refer to Figure 30 Potable Recycled Water Irrigation, Figures 38A, 38B & 38C Comprehensive Landscape Plan, and Figure 39 Landscape Plant Palette.)

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5. Architectural Design

The *LaVentana Ranch* architectural design guidelines have been developed to ensure architectural continuity and compatibility throughout the project; to encourage a unique architectural Ranch theme; and to avoid a monotonous replication of similar architectural elements. These guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. These guidelines are more of a “palette” of character defining elements that can be used in the home and community designs (please refer to Figure 40 Conceptual Architecture). The actual detailed architectural design elements and details will be decided at time of buildout by the developer with approval by the County of Riverside Planning Department.

The proposed designs and concepts should be incorporated to provide an assortment of housing styles within the *LaVentana Ranch* community.

ARCHITECTURAL GUIDELINES

ARCHITECTURAL STYLES

La Ventana Ranch is envisioned as a community with a variety of home styles where architectural massing, roof forms, detailing, walls and landscape are integrated to reflect historic, regional, and climate-appropriate styles. Five “traditional” styles have been chosen for the La Ventana Ranch community. This collection represents traditional American styles found throughout the country and southern California.

- ❖ Ranch
- ❖ Farmhouse
- ❖ Prairie
- ❖ Craftsman
- ❖ Monterey



La Ventana Ranch

a. General Guidelines

The following general guidelines should be considered in the architectural design and overall layout of the *LaVentana Ranch* project:

- ◆ A common set of design styles and elements should be included and used throughout the *LaVentana Ranch* project
- ◆ It is important to provide variation in front elevation massing, building types and architectural styles along any neighborhood street to provide diversity and allow homes to undulate along the streetscape
- ◆ Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features should occur on those facades of the residence that are visible from the street or open space areas.
- ◆ Visual impact of garages shall be reduced to the maximum extent practicable

b. Architectural Styles

Five architectural styles have been set forth in this design manual for the LaVentana Ranch project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variability. *Ranch, Farmhouse, Prairie, Craftsman and Monterey* architectural styles establish the types and levels of architectural detail which will assist in achieving the project design objectives. The builder will be required to come back before the Riverside County Planning Commission with detailed floor plans, elevations, and lot floor exhibits that will identify the specific design features that will be incorporated into this project. In addition, these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Riverside County Planning Department.

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1. Ranch

The Ranch style is an American domestic architectural style. It evolved from the large ranches in the late nineteenth century to the contemporary family lifestyle. The Ranch style became extremely popular in the United States after World War II.

The typical Ranch home is a single-story building with a primarily gable roof. This style is noted for its long, close-to-the-ground profile, and minimal use of exterior decoration. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.

Identifying Characteristics

- ❖ Informal, asymmetrical building form with horizontal emphasis
- ❖ Rustic appearance
- ❖ Gable and shed roof forms
- ❖ Flat shake-like concrete roof shingles
- ❖ Siding and/or stone accents

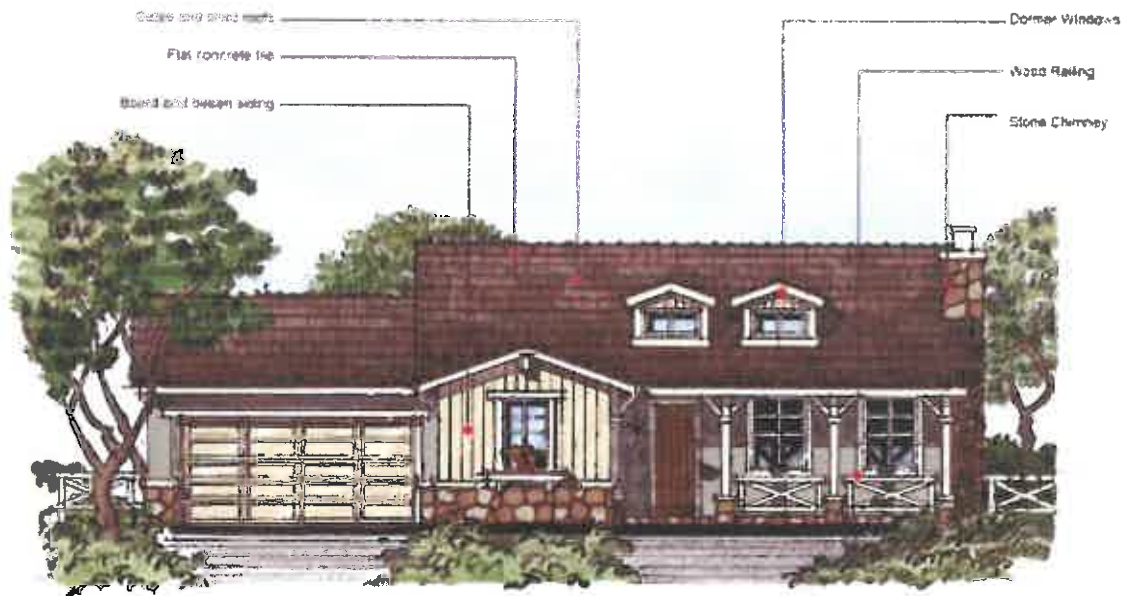


Figure 41 Ranch Style

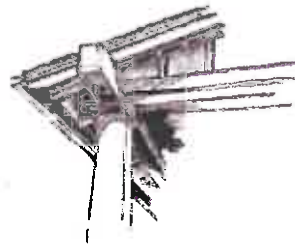


La Ventana Ranch

| Style Elements | Required |
|----------------|---|
| Form | <ul style="list-style-type: none"> • Informal, asymmetrical building form with horizontal emphasis |
| Roof | <ul style="list-style-type: none"> • Steeper 6:12 to 8:12 roof pitches or lower roof pitches 3:12 to 5:12 • Predominant gable and shed roofs, with 12" rake and 18" to 24" eaves • Flat concrete tile • Occasional standing seam or corrugated metal roof |
| Walls | <ul style="list-style-type: none"> • Light to medium sand finish stucco • Brick, adobe or stone used as wall mass or accent • Horizontal lap siding • Board and batten siding |
| Windows | <ul style="list-style-type: none"> • Square or rectilinear window shapes with standard divided lights |
| Details | <ul style="list-style-type: none"> • wooden or timber detailing • Heavy square post and beam porches • Window header beams • Stone chimney |
| Colors | <ul style="list-style-type: none"> • Wide range of light to dark earth tones building color • Off-white, light or dark tones in contrast to field trim • Light or dark tones in contrast to field accents |



Rustic Appearance



Deep Eaves



Porch

Graphics shown are for illustrative purpose only



La Ventana Ranch

2. *Farmhouse*

The American Farmhouse style is defined by simple practicality. Homes were designed to provide basic comfort and utility, be attractive, and offer flexibility to grow and change uses over time. The American Farmhouse is traced back to Colonial styles from New England and later the Mid-west. Well into the early 20th century, most homes were designed and built by local craftsmen, resulting in substantial regional deviations across the country.

Identifying Characteristics

- ❖ Typically two stories in height with high pitch gabled roof
- ❖ Wood siding combination with stucco
- ❖ Large, covered porches with simple wood columns and railings

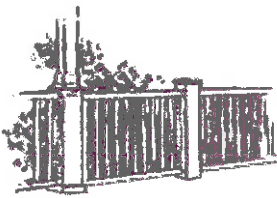


Figure 42 Farmhouse Style

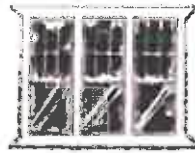


La Ventana Ranch

| Style Elements | Required |
|----------------|--|
| Form | <ul style="list-style-type: none"> • Simple plan form massing • Front porch integral to plan form |
| Roof | <ul style="list-style-type: none"> • Roof pitch: 5:12 to 10:12 • 12" overhangs • Flat concrete shingle • Steep front-facing gable at front elevation with moderate cross gable |
| Walls | <ul style="list-style-type: none"> • Light to medium sand finish stucco or blended siding and stucco |
| Windows | <ul style="list-style-type: none"> • Vertical multi-paned windows • Built up header trims at front windows |
| Details | <ul style="list-style-type: none"> • Porches with simple square wood posts and railings • Stucco finish or horizontal siding wrapped chimney • Wood pot shelves • Dormer windows |
| Colors | <ul style="list-style-type: none"> • Whites or dark building color • Contrasting cool or warm trims • White or dark accent color |



Simple Railing



Vertical Multi-paned Windows



Square Post Porch

Graphics shown are for illustrative purpose only



La Ventana Ranch

3. *Prairie*

Frank Lloyd Wright's Prairie style grew in popularity during the first decade of the twentieth century. The Prairie style spread throughout the country, along with Wright's belief that a building shall fulfill its primary function while also exuding character, life, spirit, and beauty. Horizontal massing and clean lines are two important elements of Prairie design.

Identifying Characteristics

- ❖ Lower pitched roofs with broad overhangs
- ❖ Detailing emphasizing horizontal lines
- ❖ Horizontal massing
- ❖ Stone horizontal base
- ❖ Grouped articulated windows with break-ups

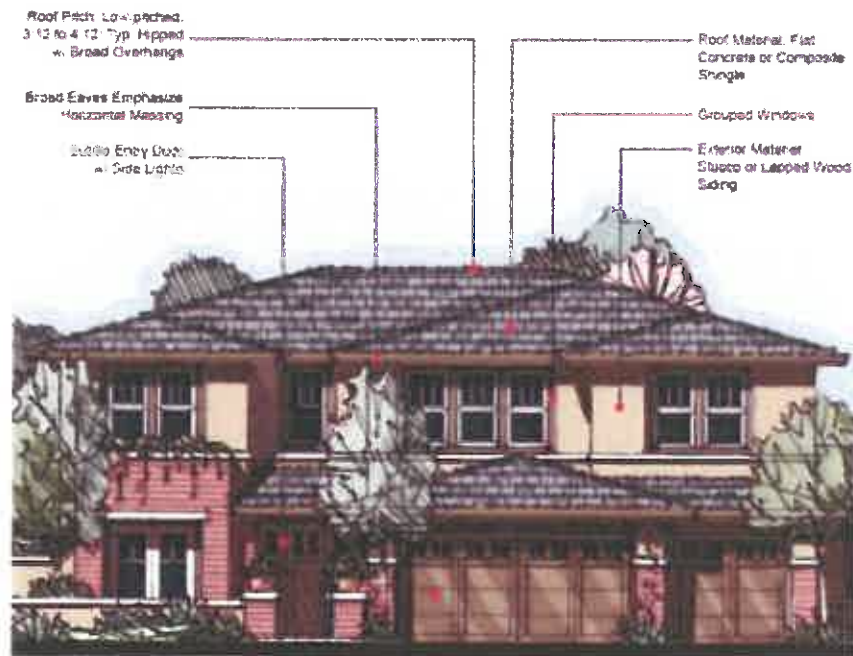
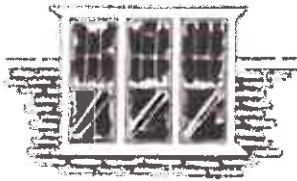


Figure 43 Prairie Style



La Ventana Ranch

| Style Elements | Required |
|----------------|---|
| Form | <ul style="list-style-type: none"> • A horizontal character achieved through the use of single-story elements and plate lines, along with low roof pitches. |
| Roof | <ul style="list-style-type: none"> • Roof pitch: 4:12 preferred, 3:12 to 4:12 permitted • 18"-36" overhangs • Flat concrete shingle • Primary roof form shall be hipped to emphasize the horizontality of the building • Low pitched gable roofs maybe used as secondary elements only |
| Walls | <ul style="list-style-type: none"> • Stucco and/or stone are the primary wall materials • Stone or brick, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base |
| Windows | <ul style="list-style-type: none"> • Windows arranged as horizontal bands below the eave line • Window boxes or plant shelves • Trim used to unify window bands |
| Details | <ul style="list-style-type: none"> • Structure integrated with the landscape by extending stone or brick from porch columns to the ground and continuing along the base of the house • Contrasting wall materials or trim emphasizing horizontality. |
| Colors | <ul style="list-style-type: none"> • Off-white and cream building color • Contrasting colors on eaves and trim • Dark color accent |



Ribbon Windows with Inserts on top Panes



Horizontal Second Story Massing



Overhang without Brackets

Graphics shown are for illustrative purpose only

La Ventana Ranch

4. Craftsman

The Craftsman style grew out of Bungalow architecture and was strongly influenced by the English Arts and Crafts movement of the late 19th century. Originating in California, this American style quickly spread across the country during the 1920s and 1930s. The Craftsman style sought the elimination of superfluous ornamentation, creating beauty instead through the simplified lines and masses of the building itself. This unique style promoted hand crafted quality to create natural, warm and livable homes.

Identifying Characteristics

- ❖ Low-pitched gable roofs, occasionally hipped
- ❖ Wide projecting eaves with exposed rafter tails, and decorative beam or braces added under the gables
- ❖ Porches, either full or partial-width, with roof supported by square columns
- ❖ Columns or column bases frequently continue to ground level

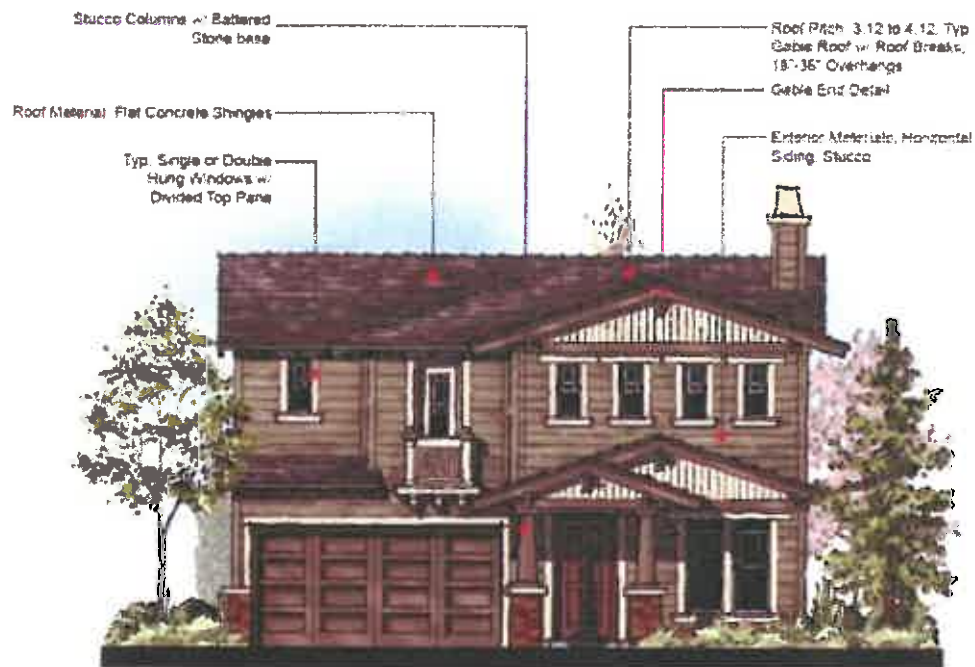


Figure 44 Craftsman Style

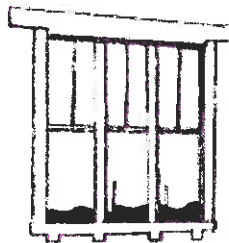


La Ventana Ranch

| Style Elements | Required |
|----------------|---|
| Form | <ul style="list-style-type: none"> • Simple boxed massing with vertical and horizontal breaks • Front porch integral to plan form |
| Roof | <ul style="list-style-type: none"> • Roof pitch: 3:12 to 4:12 • 18" to 30" overhangs • Flat concrete shingle • Basic side-to-side gable with cross gables |
| Walls | <ul style="list-style-type: none"> • Stucco and/or stone are the primary wall materials • Stone, when used, maybe applied to an entire wall surface or as a wainscot to emphasize the building base |
| Windows | <ul style="list-style-type: none"> • Vertical multi-paned windows at front elevations and in high visibility public view areas • Windows used individually or grouped • Windows trim surrounds with headers and sills proportionate to window size • Built up header trims at front windows |
| Details | <ul style="list-style-type: none"> • Decorative use of cross beams, braces, and rafter tails • Porches often feature tapered columns and pilasters • Brick or stone elements visually anchoring the building mass to the ground plane |
| Colors | <ul style="list-style-type: none"> • Light earth tone building color • Playful or dark accent color |



Outlookers



Ribbon Window



Battered Columns

Graphics shown are for illustrative purpose only



La Ventana Ranch

5. *Monterey*

The Monterey style emerged in the town of Monterey on California's central coast in the mid-19th Century. The style developed from a combination of two-story New England colonial house with an Adobe brick exterior. Later, the Monterey style was merged with elements from the Spanish Eclectic and Colonial Revival styles. Regardless of this evolution, the defining feature of the Monterey style remained the same: a prominent second-floor balcony.

Identifying Characteristics

- ❖ Simple 2-story building forms
- ❖ Cantilevered balconies on front facades
- ❖ Pot shelves and decorative vents

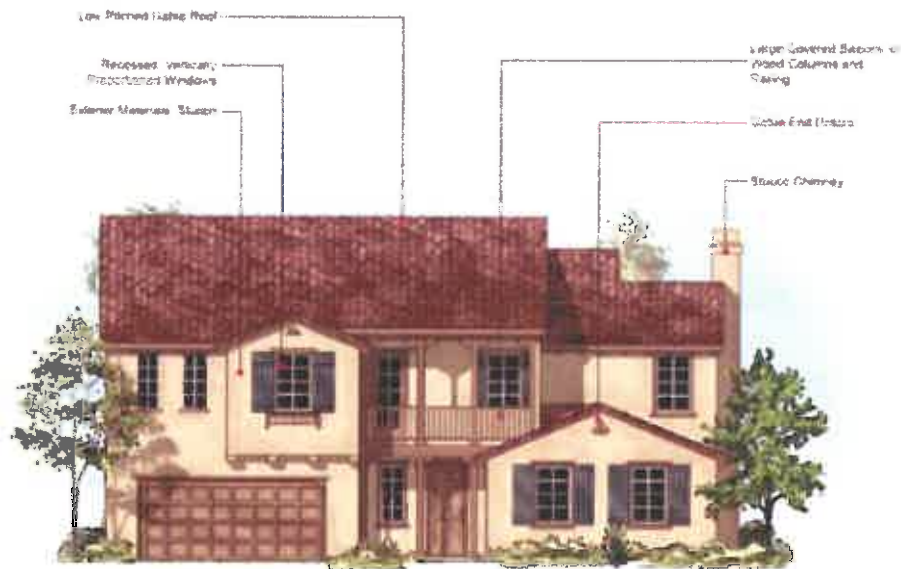


Figure 45 Monterey Style

La Ventana Ranch

| Style Elements | Required |
|----------------|--|
| Form | <ul style="list-style-type: none"> • Typically two stories with simple building massing |
| Roof | <ul style="list-style-type: none"> • Low pitched gable roofs (occasionally hipped), 3.5:12 to 4:12 • 12" to 24" overhangs • Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay is predominant color) • Flat concrete shingle |
| Walls | <ul style="list-style-type: none"> • Stucco exterior walls, smooth to light sand finish • Brick or siding (shingle, or vertical board-and-batten) • First and second stories frequently have different finish materials, with wood over brick being most common |
| Windows | <ul style="list-style-type: none"> • Rectangular, vertically proportioned windows • Paired windows • Full length window opening onto balcony • Simple window trim |
| Details | <ul style="list-style-type: none"> • Wood balcony and railing • Decorative shaped rafter tails • Ornate chimney cap • Round tile attic vents • Shutters as occasional accents |
| Colors | <ul style="list-style-type: none"> • Whites, painted brick building color • White or dark brown trim |



Cantilevered Second



Shutter and Window



Pot Shelves

Graphics shown are for illustrative purpose only



La Ventana Ranch

LaVentana Ranch Design Manual Figures

**NOTE:
Figures 41 - 45**

**Are located within the LaVentana Ranch Design Manual text in Section 5
Architectural Design.**

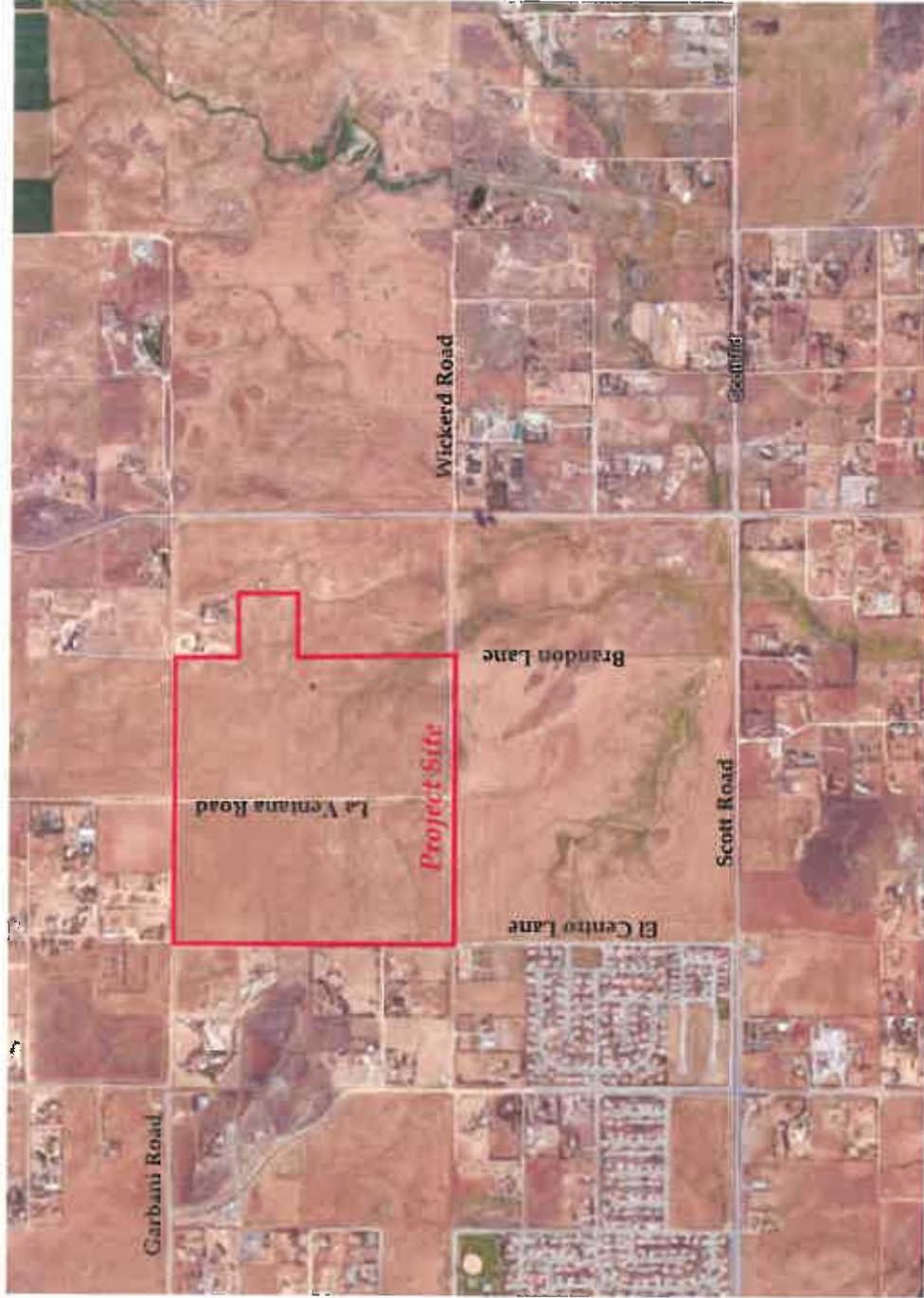
LA VENTANA RANCH



Vicinity Map
Figure 1

LA VENTANA RANCH

Project Site Aerial
Figure 2



LA VENTANA RANCH

Existing GP Circulation
Figure 3



- Urban Arterial 152' ROW
- Major 118' ROW
- Secondary 100' ROW

LA VENTANA RANCH

Proposed GP Circulation
Figure 4



- Urban Arterial 152' ROW
- Major 118' ROW
- Secondary 100' ROW
- Collector 74' ROW

LA VENTANA RANCH

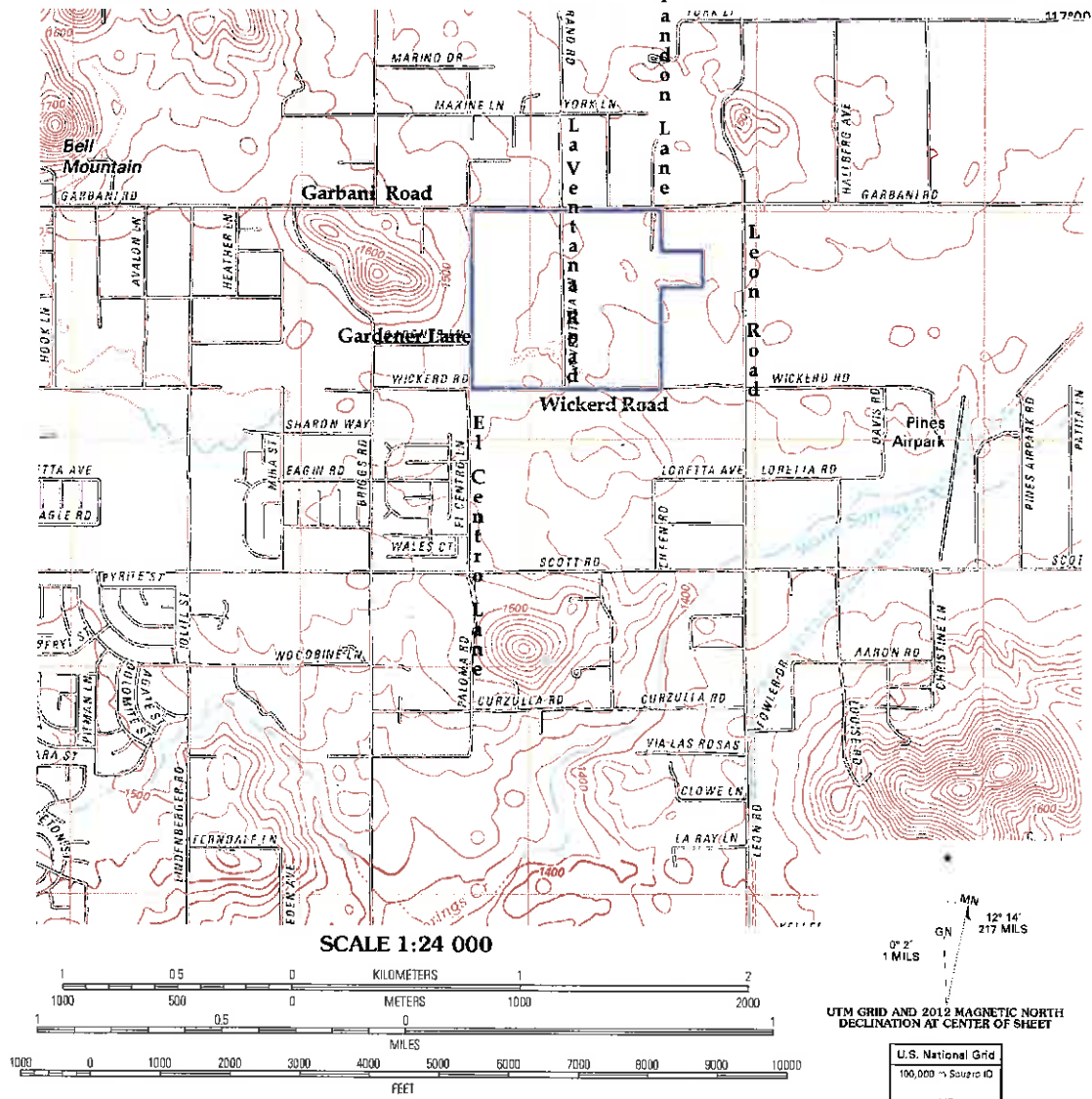
USGS Location Map Figure 5

USGS Map

Section 18, Township 6S, Range 2W

ROMOLAND QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES

WINCHESTER QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.1

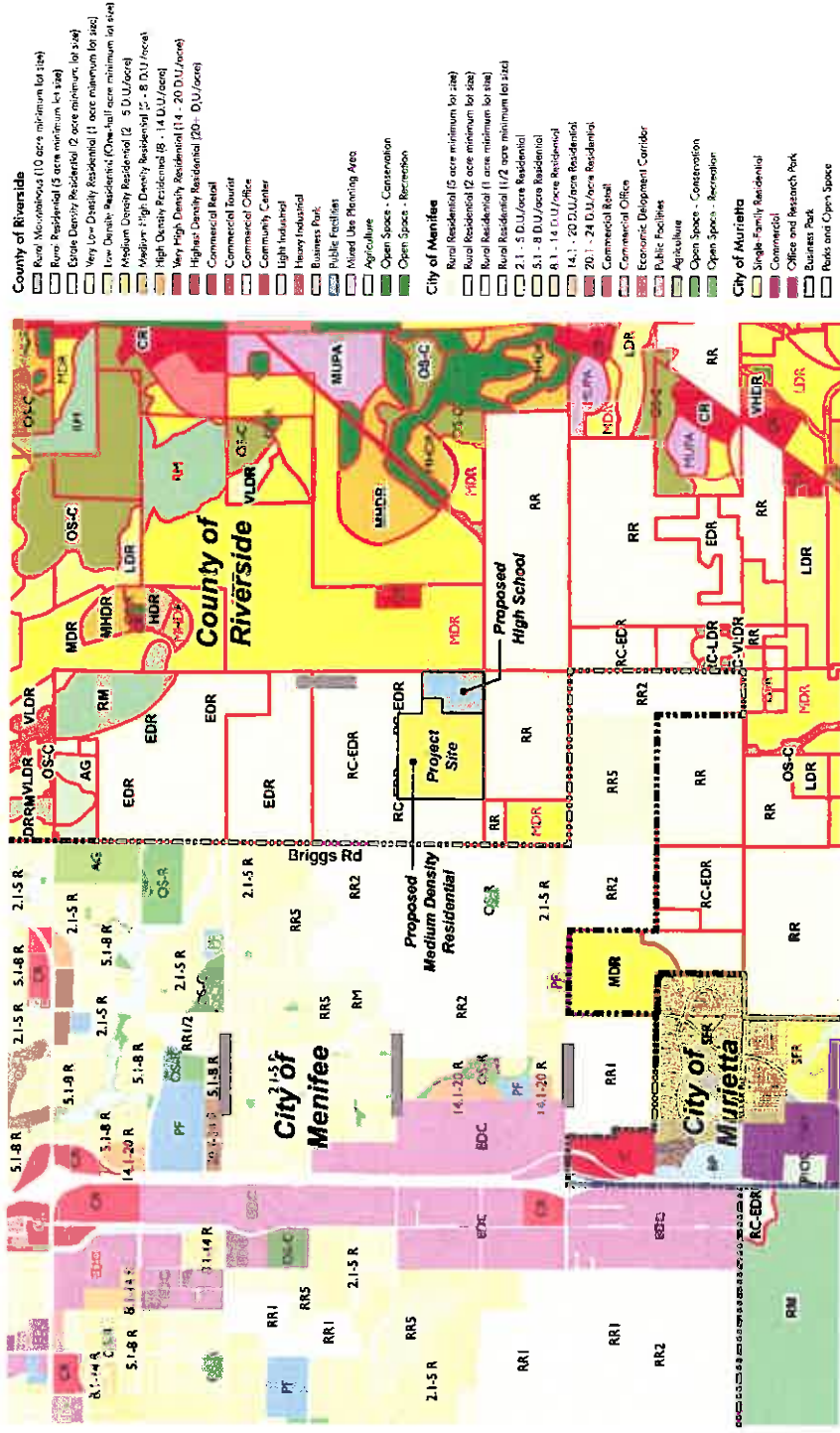
UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

| |
|-----------------------|
| U.S. National Grid |
| 100,000 → Spheroid ID |
| MT |
| Grid Zone Designator |
| 11S |

0° 27' 1 MILS
12° 14' 217 MILS

LA VENTANA RANCH

General Plan Land Use
Figure 6

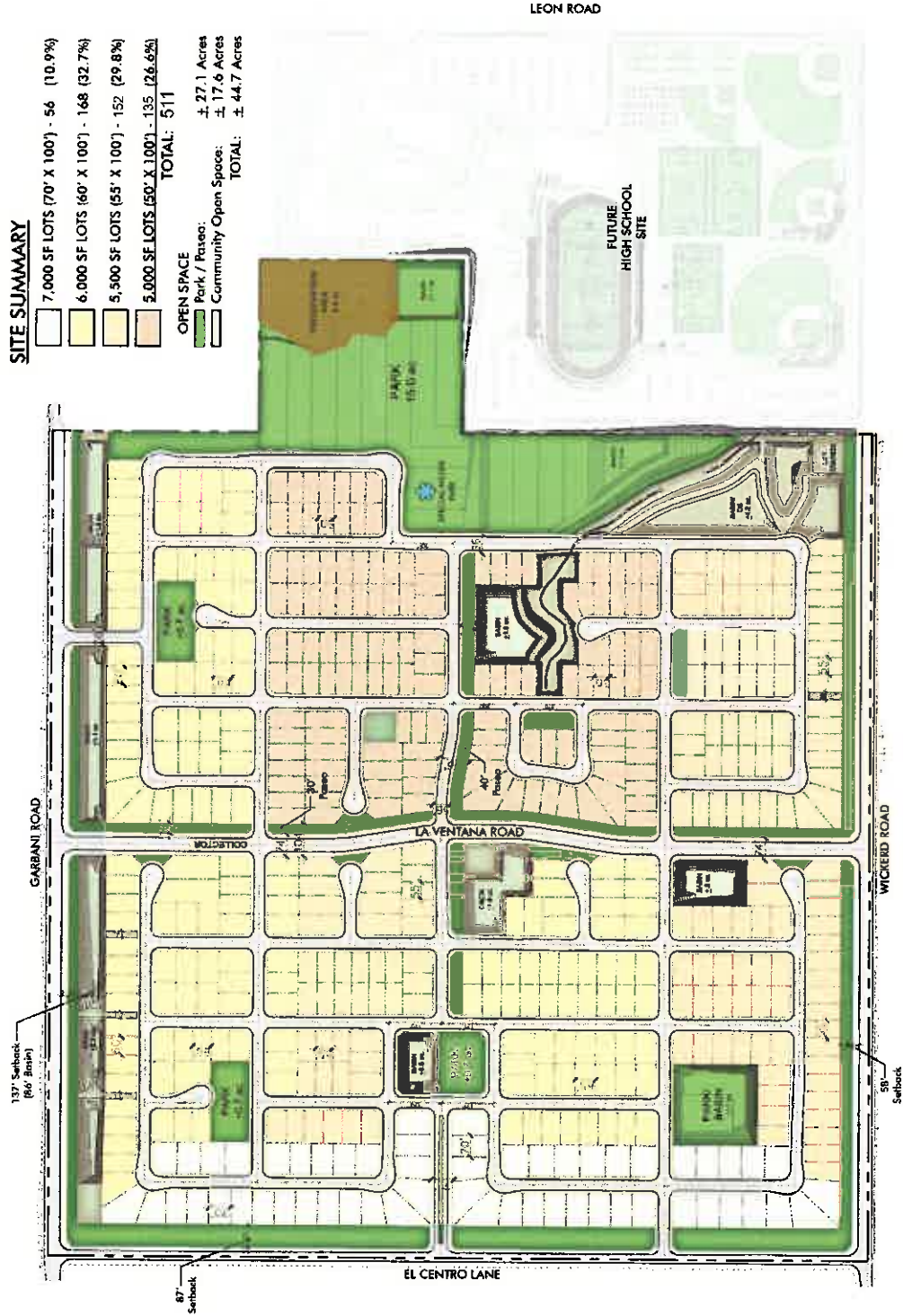


Medium density residential areas currently exist to the southwest of the proposed development, and extensively to the northwest and east.



LA VENTANA RANCH

Conceptual Land Use Plan
Figure 7



LA VENTANA RANCH

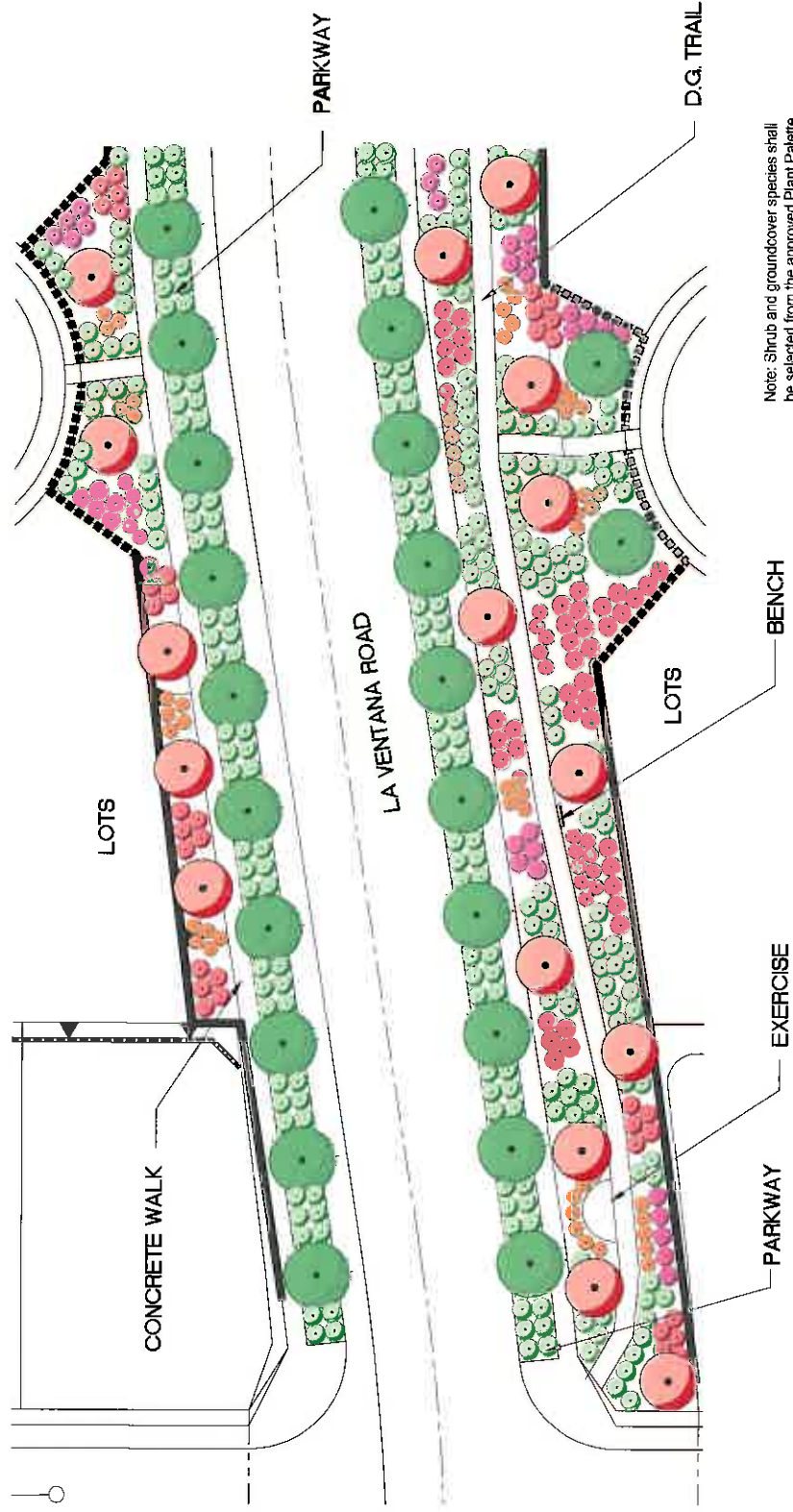
Conceptual LaVentana Road and Paseo Section and Paseo Section Figure 8



Note: This is a conceptual section of what LaVentana Road and Paseo areas may look like in the LaVentana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

La Ventana Road Landscaping
Figure 9



LA VENTANA RANCH

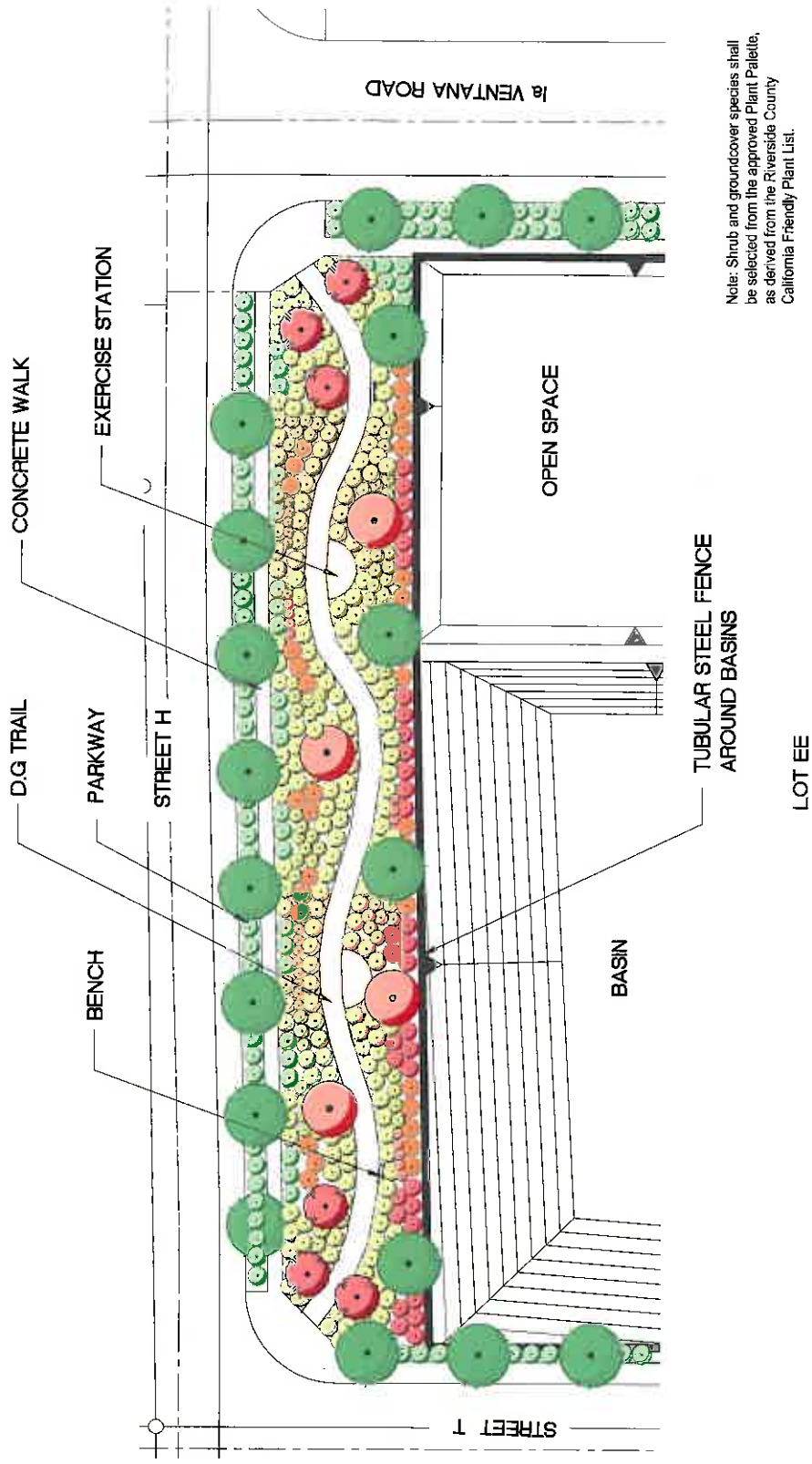
Conceptual Entry Road and Paseo Section
Paseo Section
Figure 10



Note: This is a conceptual section of what Entry Road and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

Typical Paseo Landscaping
Lot EE
Figure 11



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

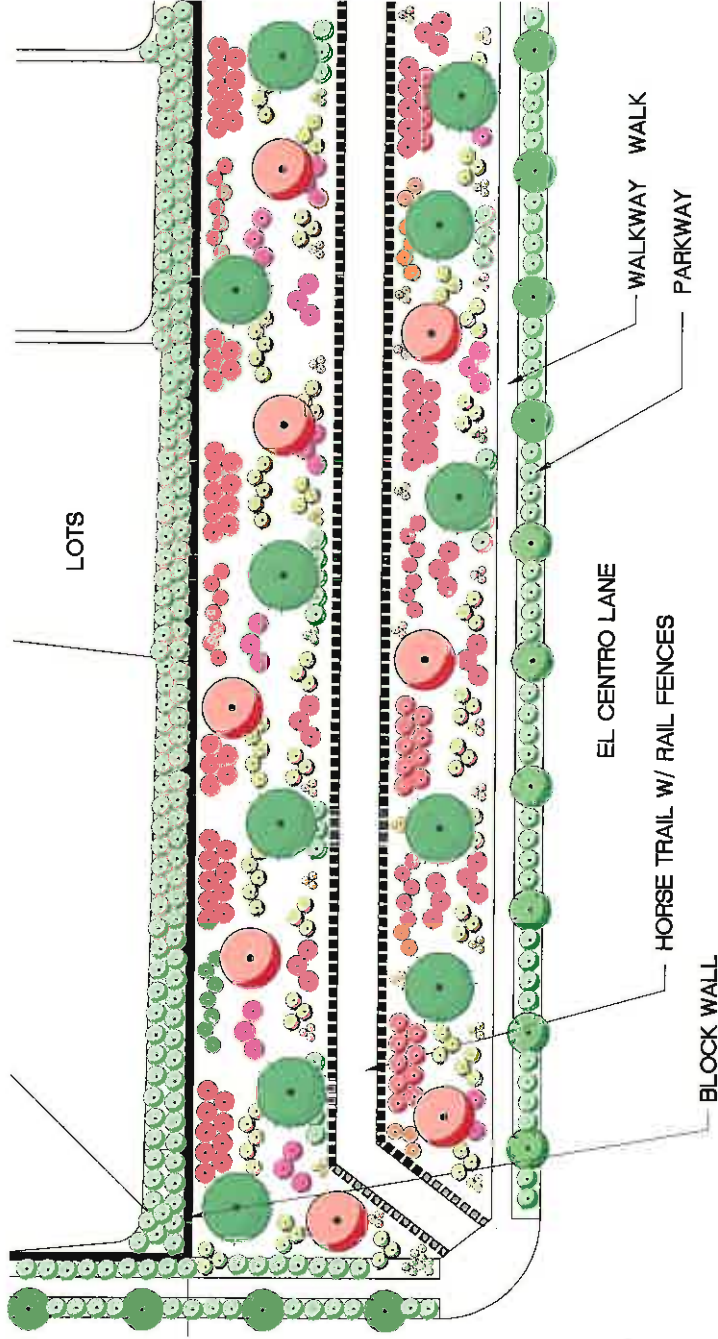
Conceptual El Centro Lane & Paseo / Landscape Section
Figure 12



Note: This is a conceptual section of what El Centro Lane and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.

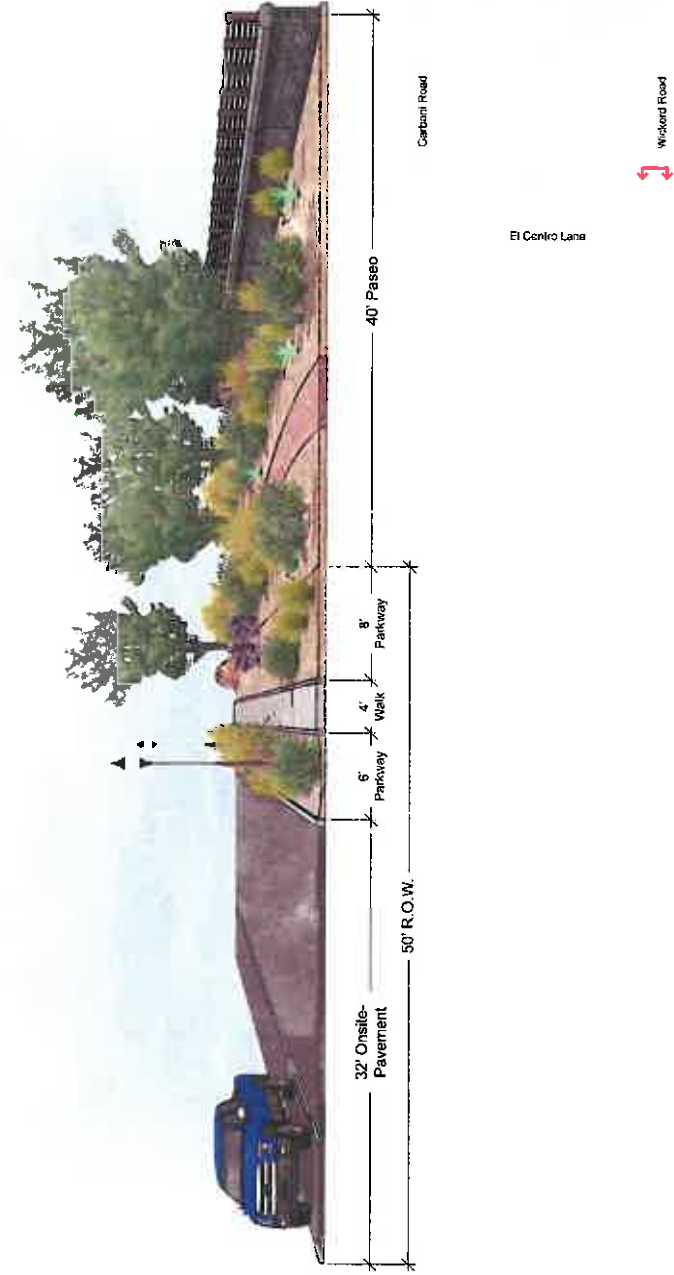
LA VENTANA RANCH

El Centro Lane Landscaping
Figure 13



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

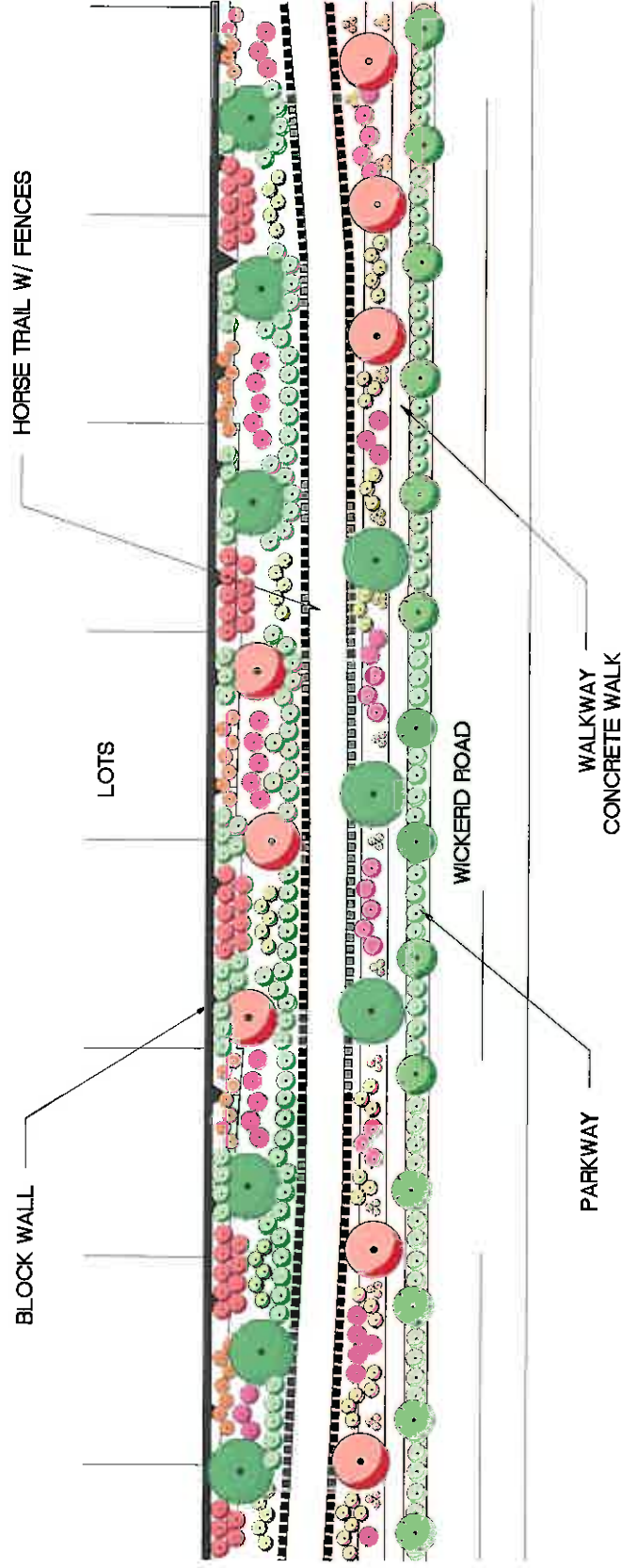
Conceptual Wickerd Road
and Paseo Section
Figure 14



Note: This is a conceptual section of what Wickerd Road and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.

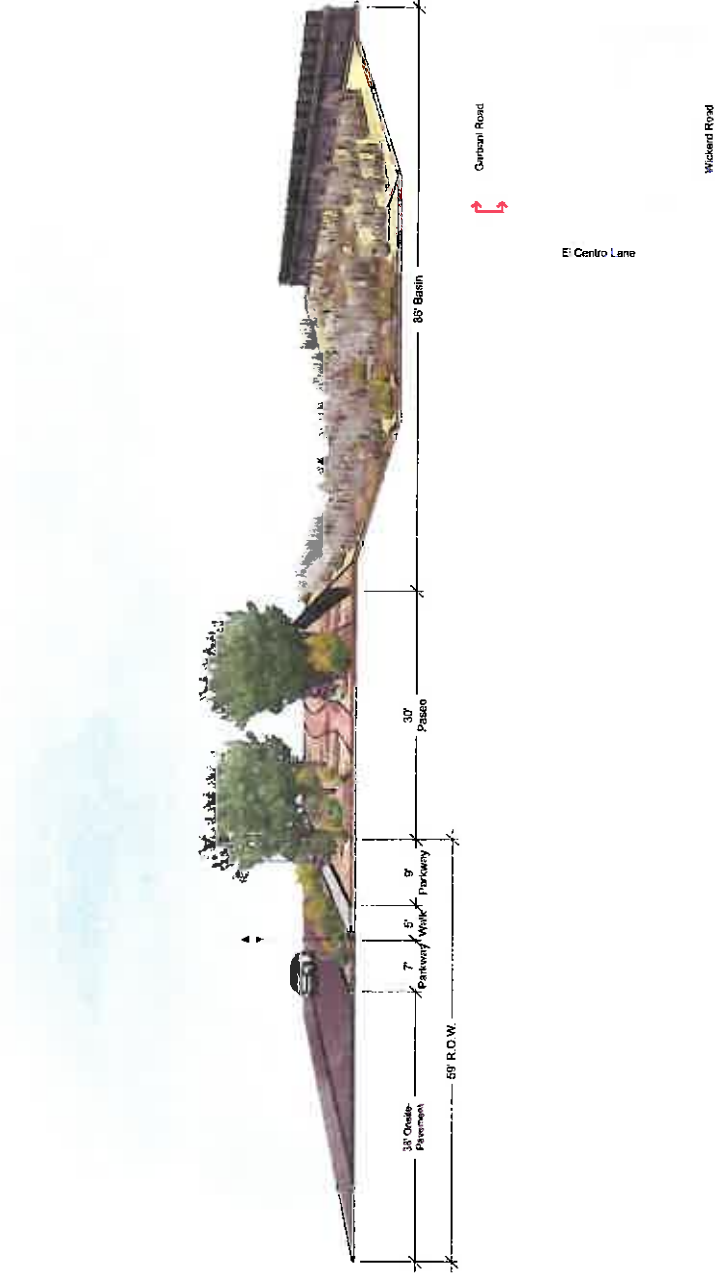
LA VENTANA RANCH

Wickerd Road Landscaping
Figure 15



LA VENTANA RANCH

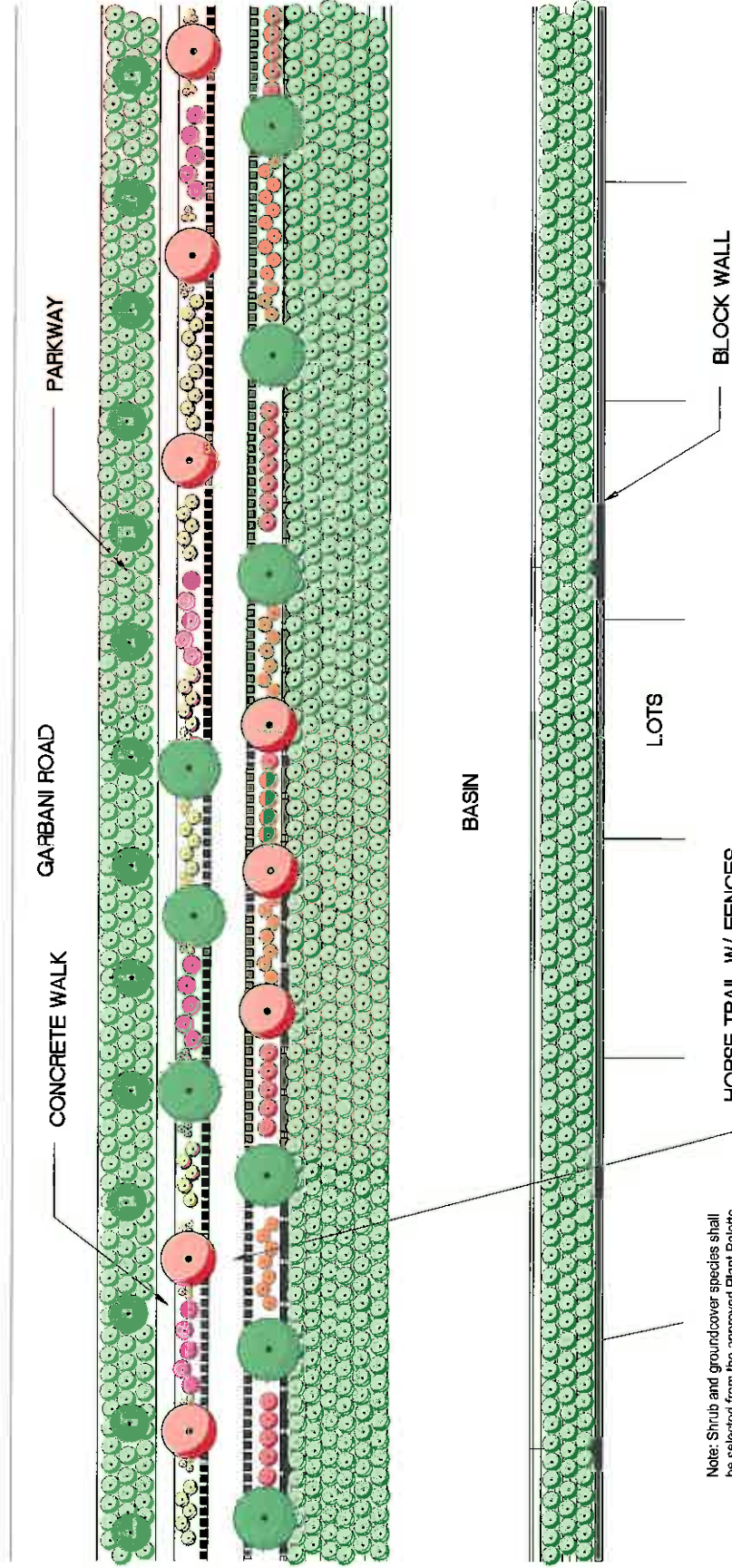
Conceptual Garbani Road and Paseo Section Figure 16



Note: This is a conceptual section of what Garbani Road and the Paseo / Landscape setback area may look like in the La Ventana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

Garbani Road Landscaping
Figure 17



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

Conceptual Neighborhood
Roadway & Parkway Section
Figure 18



Note: This is a conceptual section of what the typical neighborhood Road and parkway areas may look like in the La Ventana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

Conceptual Parkway
Figure 19



Note: This is a conceptual view of what a typical parkway areas may look like in the, the actual design, and materials may vary.



LA VENTANA RANCH

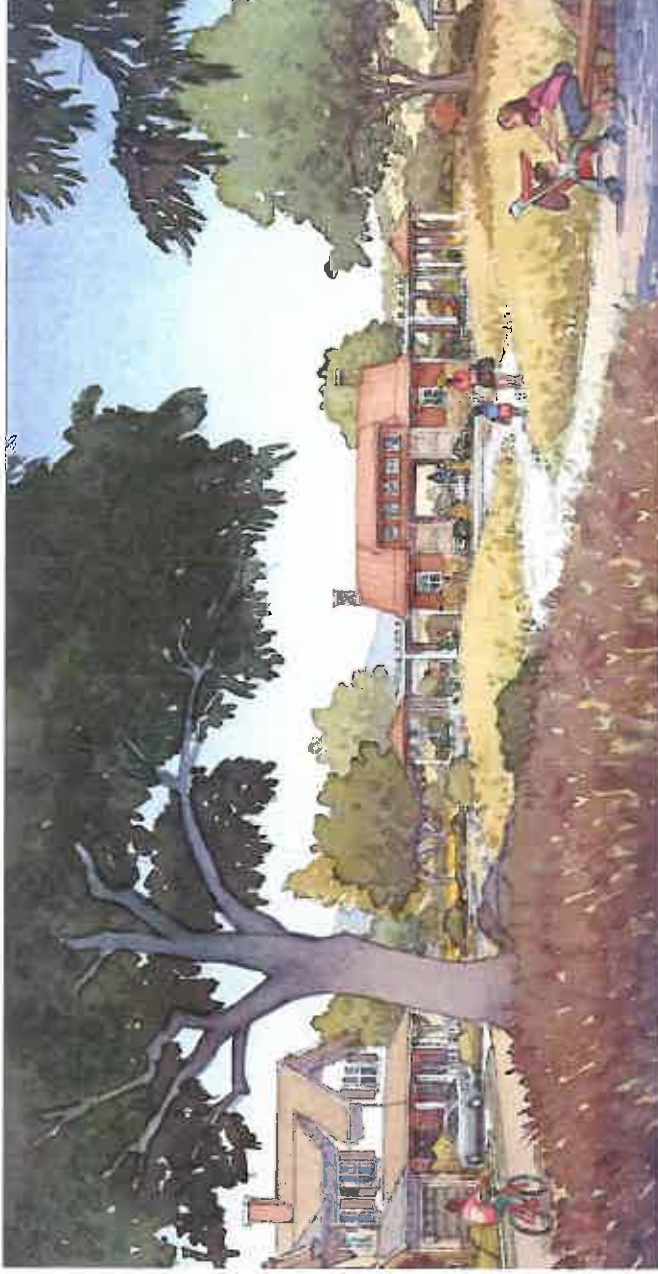
Conceptual Project Entry Figure 20



Note: This is a conceptual depiction of the proposed project entry to be built in the LaVentana Ranch community, the actual design and materials may vary.

LA VENTANA RANCH

**Conceptual Paseo and
Community Club House**
Figure 21



Note: This is a conceptual view of what a typical paseo areas may look like with a Club House in one of the pocket park areas, the actual design, location, and materials may vary.

LA VENTANA RANCH

Conceptual Neighborhood Park Figure 22

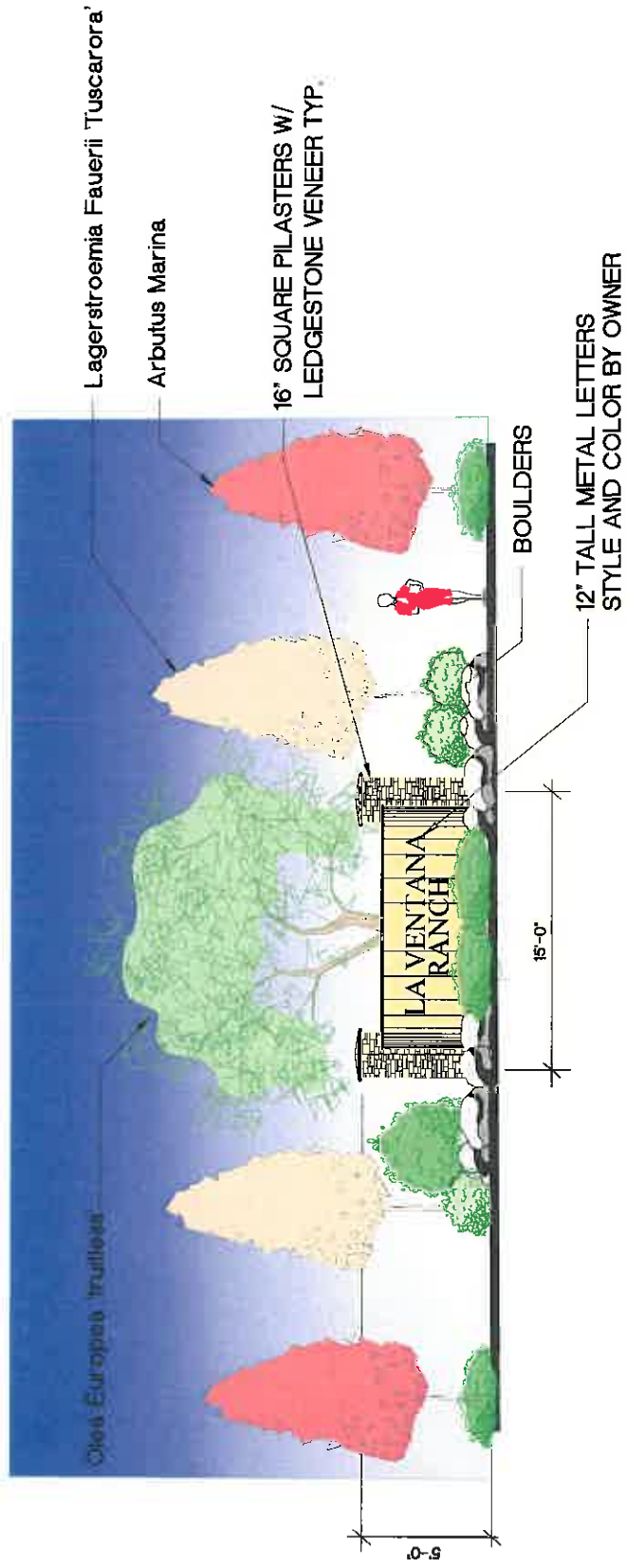


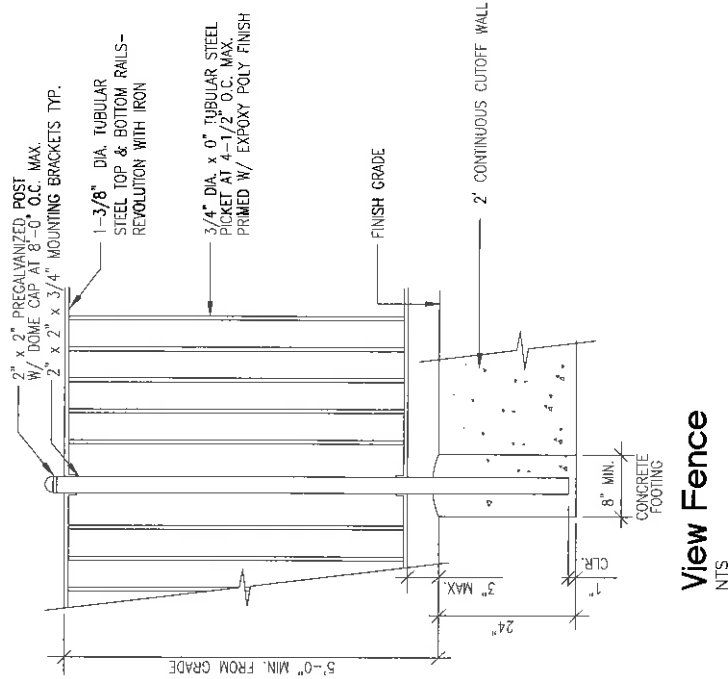
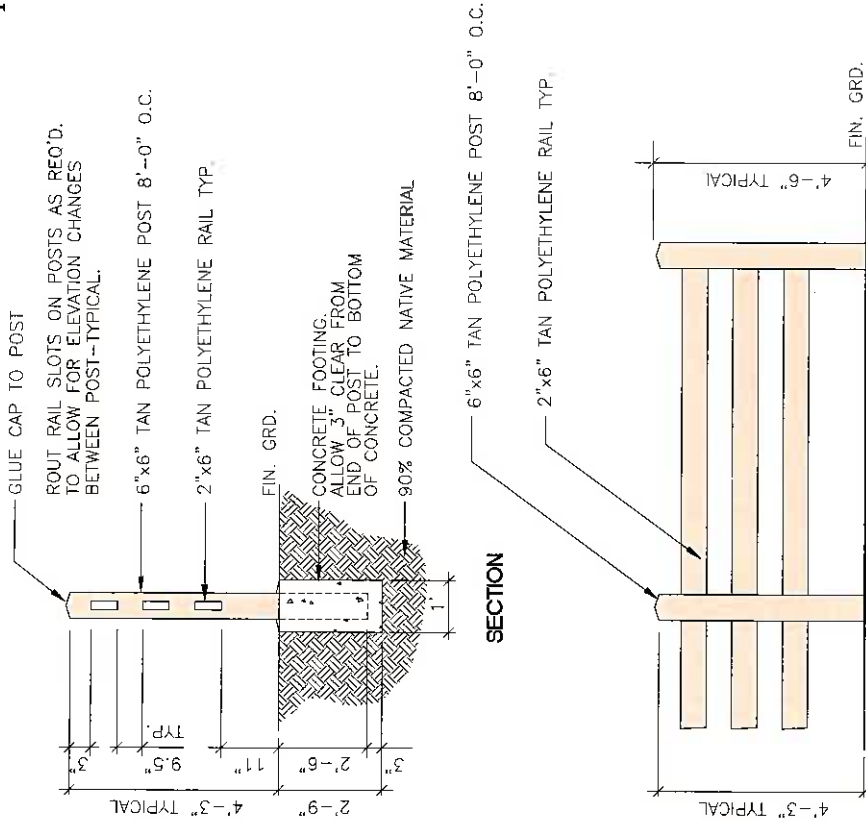
Note: This is a conceptual view of what a typical LaVentana Ranch neighborhood park areas may look like in the, the actual design, amenities and materials may vary.

LA VENTANA RANCH

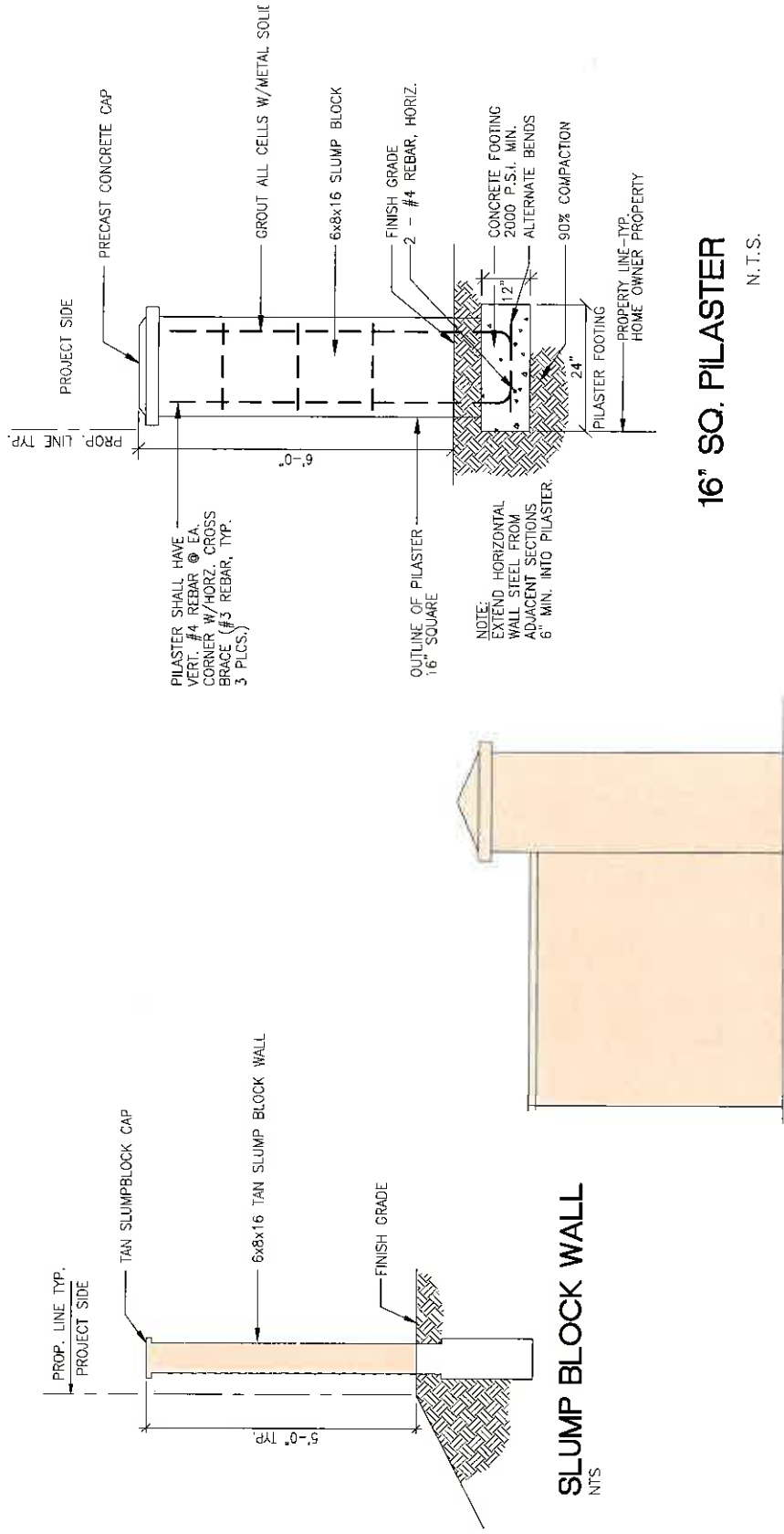
Entry Monument Details
Figure 23

Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.





Fence Elevations



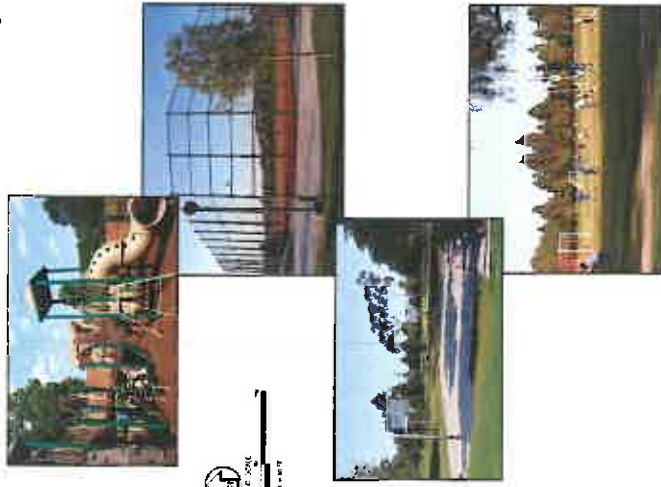
LA VENTANA RANCH

Veterans Park Concept Plan Figure 26

Note: This is a Conceptual Plan for the Veterans Park, actual park design may vary.

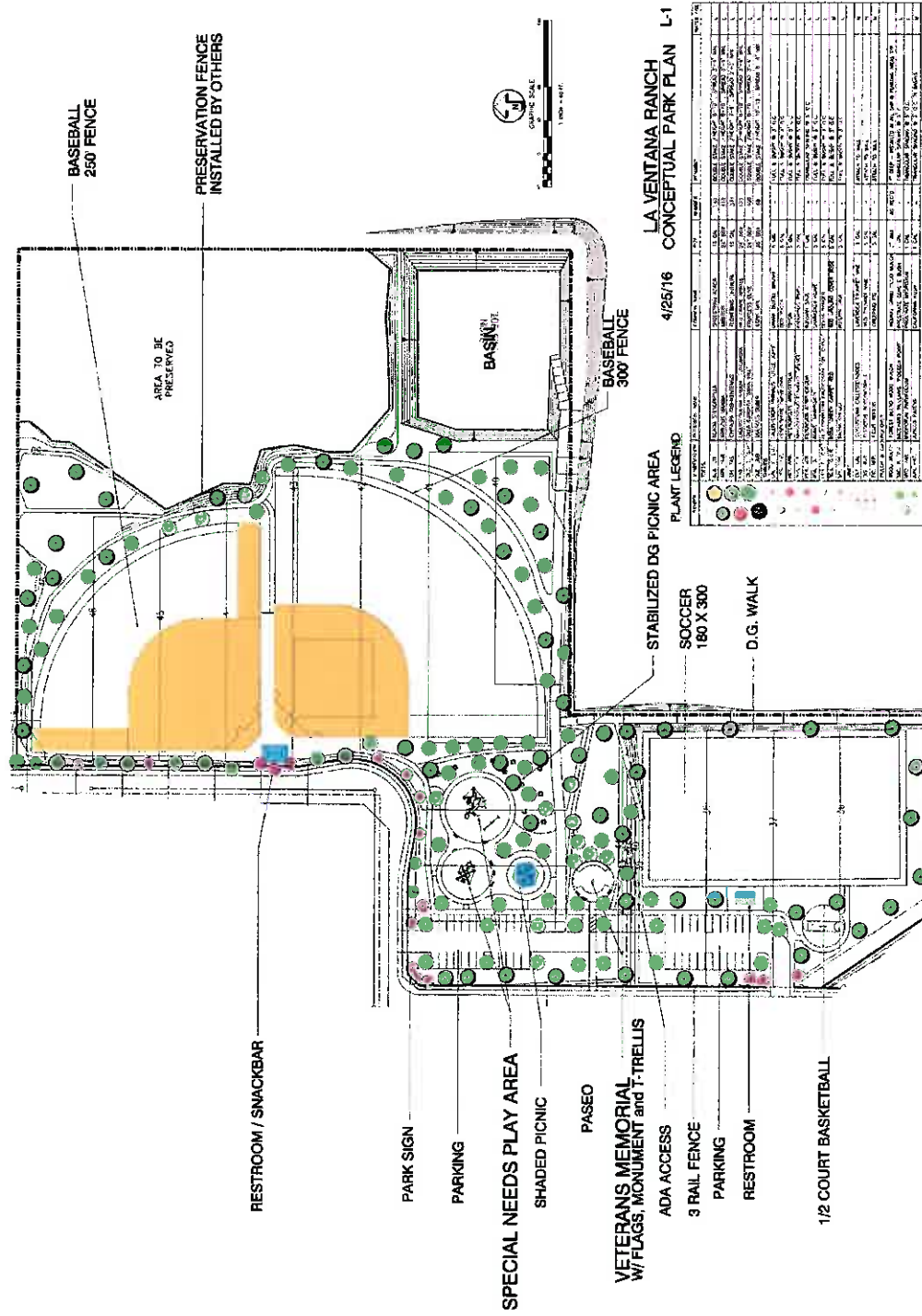


Veterans Park Concepts



LA VENTANA RANCH

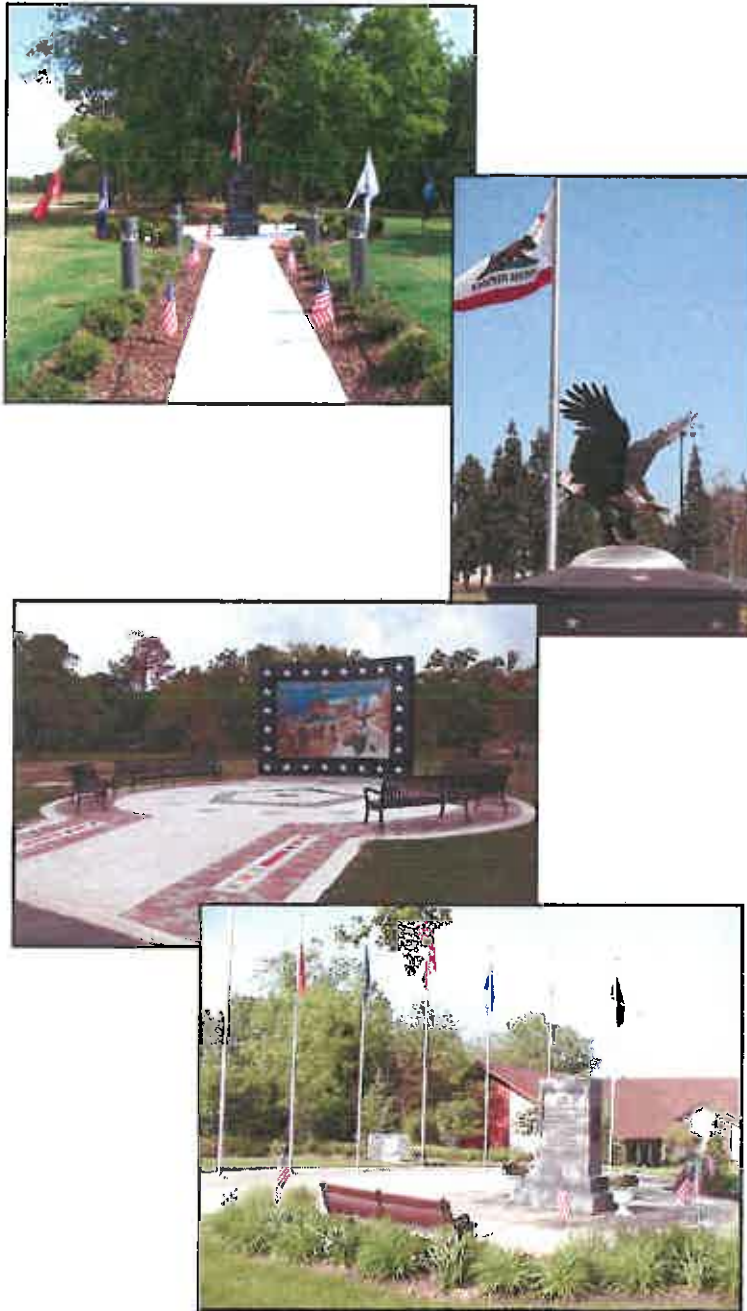
Veterans Park Landscaping
Figure 27



LA VENTANA RANCH

Veterans Memorials

Figure 28



Note: These are conceptual Ideas for the Veterans Memorial areas within the Veterans Park, actual designs, locations and elements may vary.



LA VENTANA RANCH

Special Needs Play Area

Figure 29

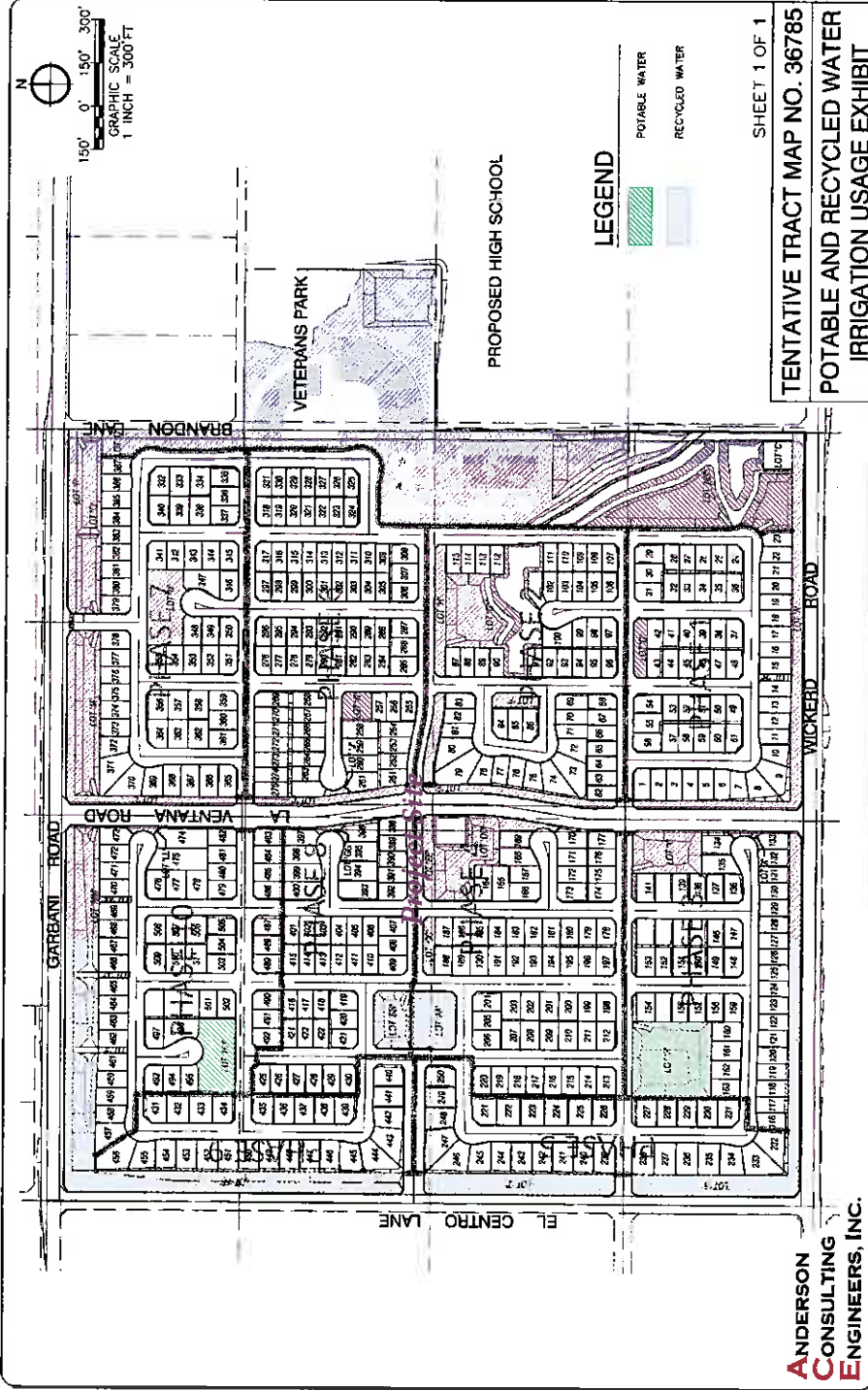


Note: This is a Conceptual Ideas for the Special Needs Play Area within the Veterans Park, actual equipment may vary.



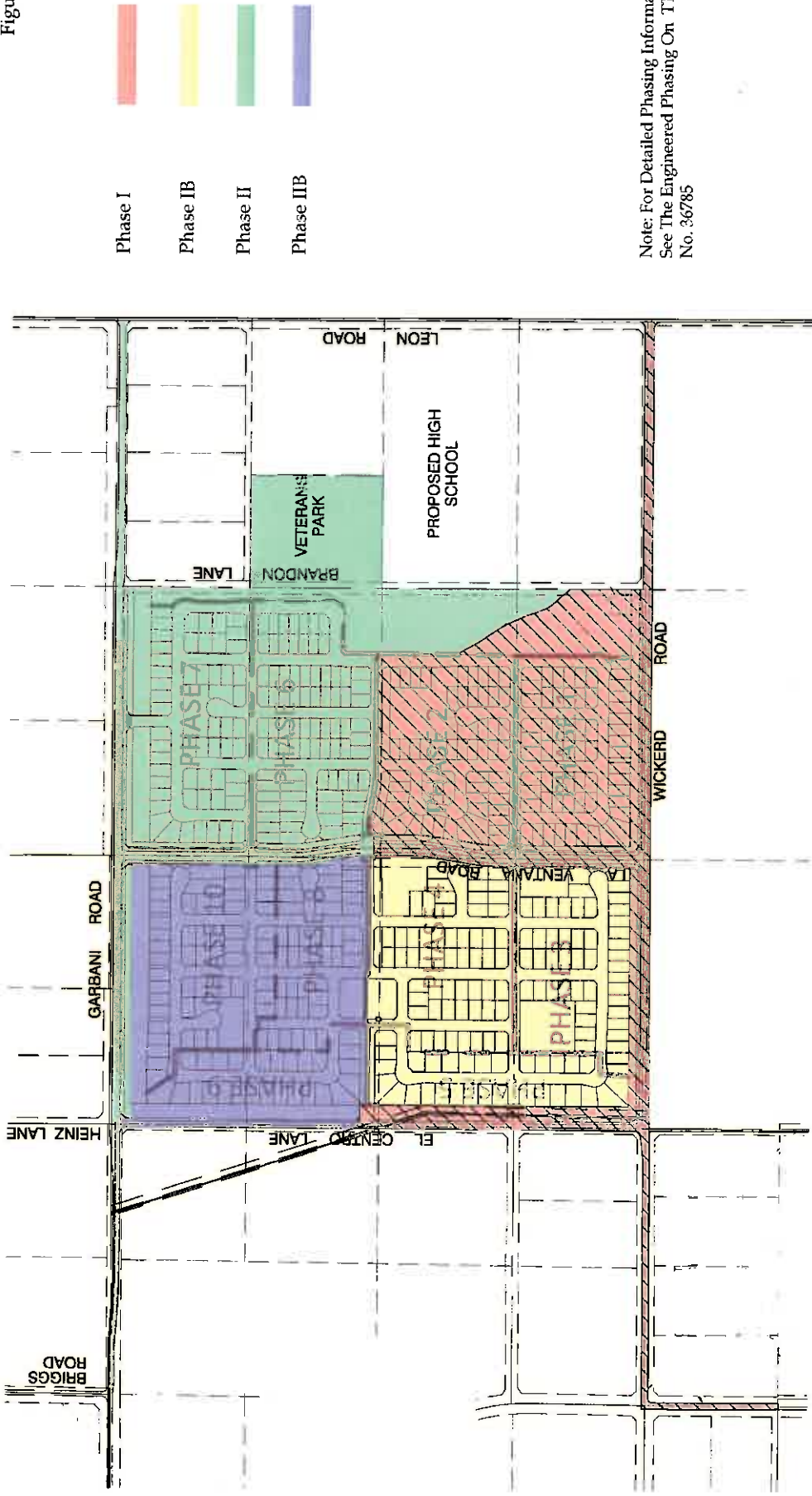
LA VENTANA RANCH

Potable & Recycled Water
Figure 30



LA VENTANA RANCH

Phasing Plan
Figure 31

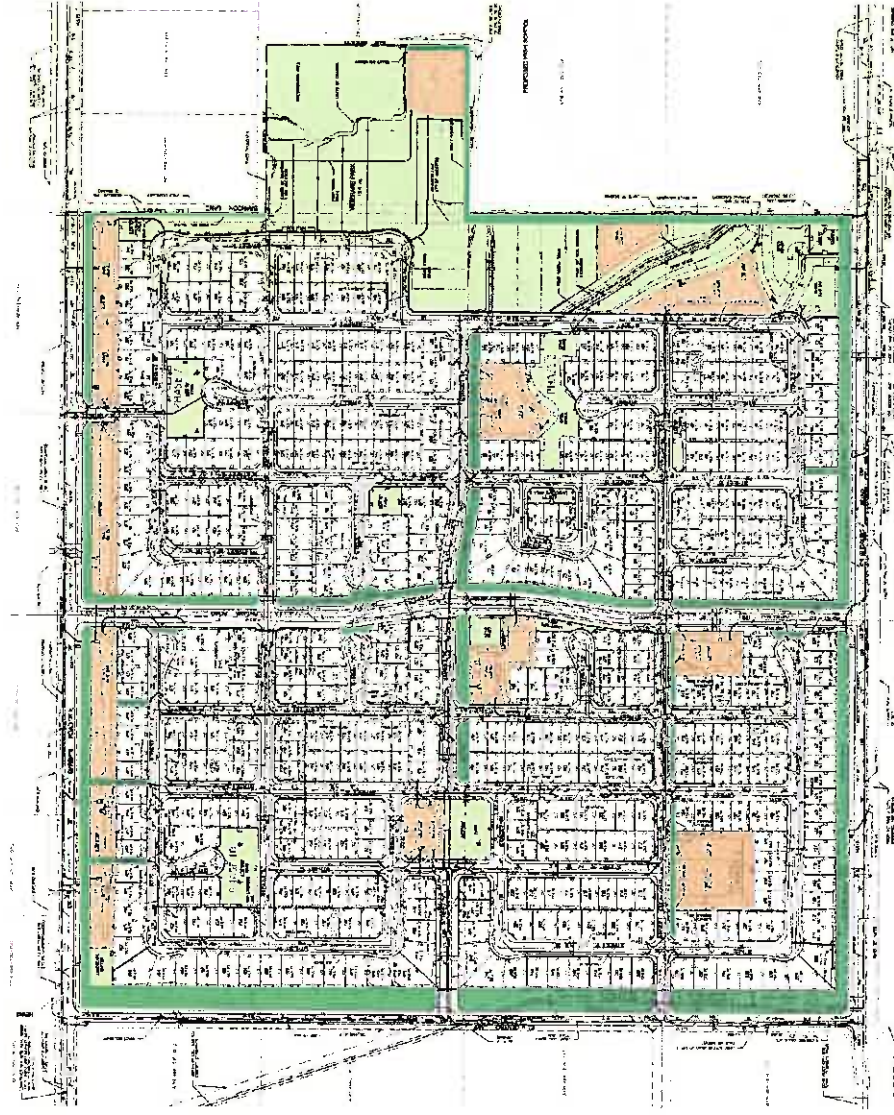


- Phase I
- Phase IIB
- Phase II
- Phase IIB

Note: For Detailed Phasing Information
See The Engineered Phasing On TTM
No. 36785

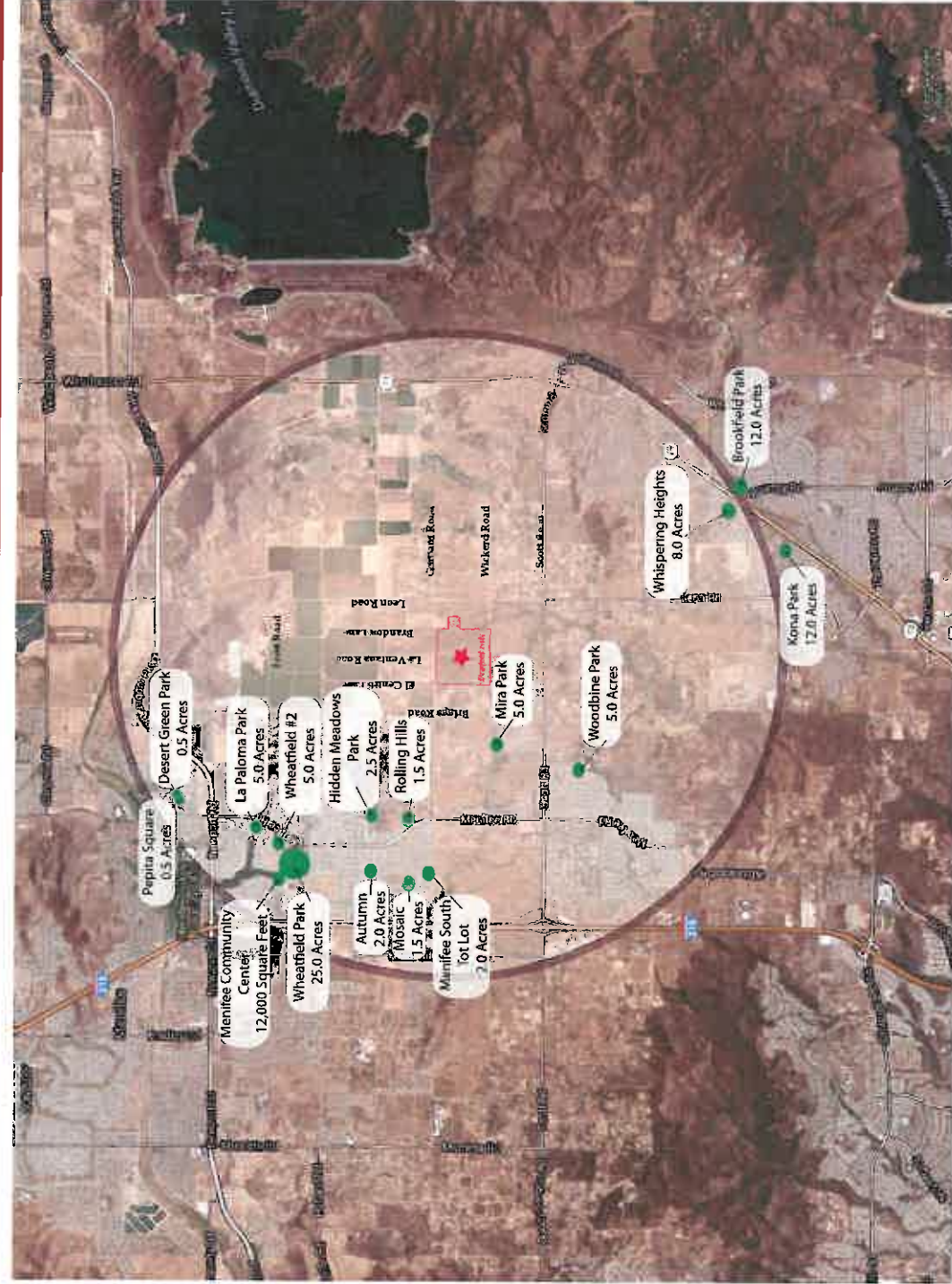
LA VENTANA RANCH

Trails / Paseos & Open Space
Figure 33A

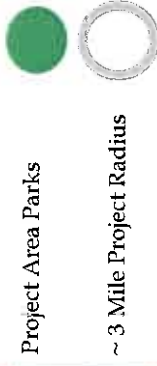


Note: Base Map is TTM. No. 36785
April 2016

LA VENTANA RANCH



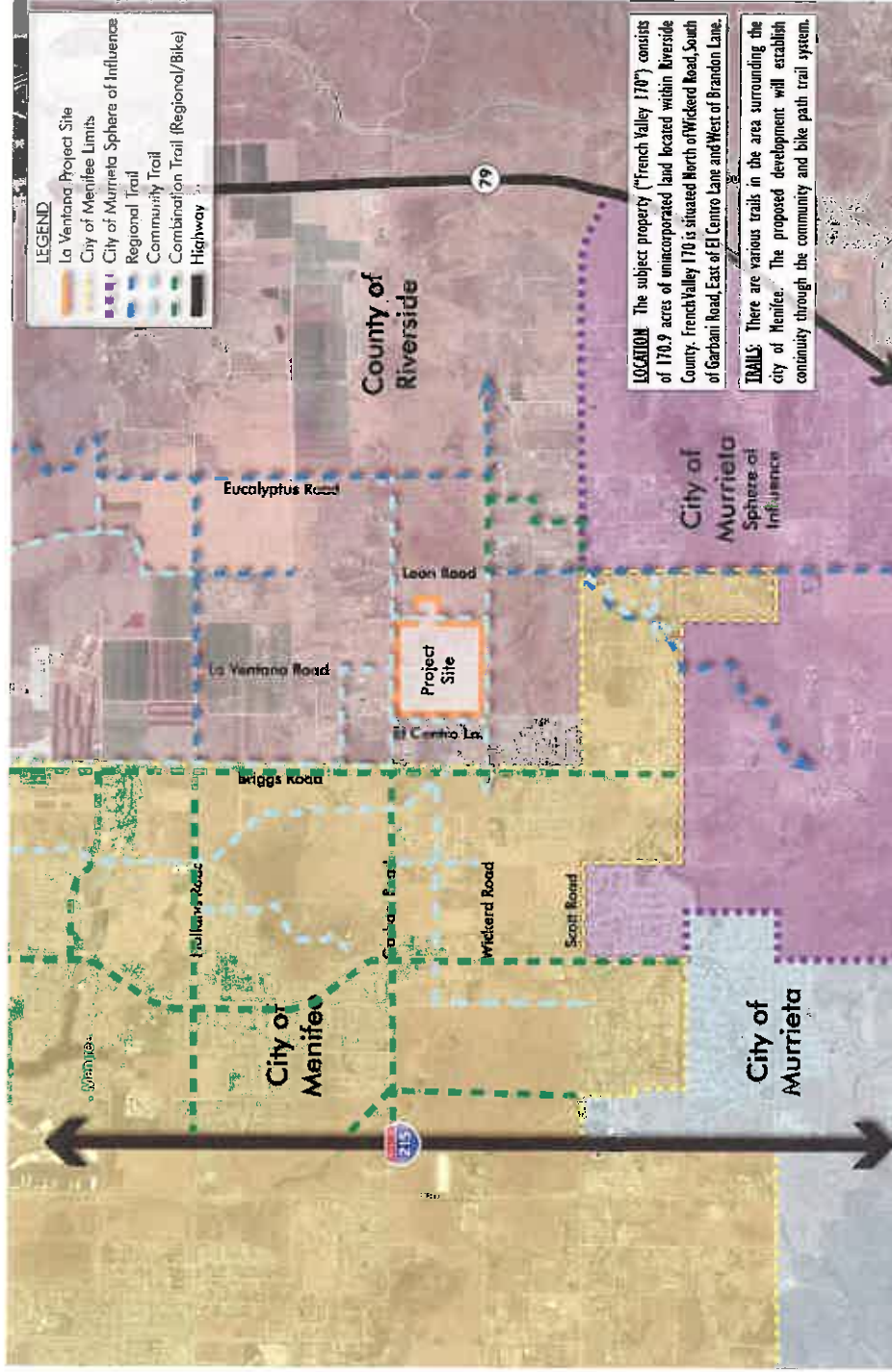
Sub-Regional Parks
Figure 33B



Note: Not to scale; the exact shape and location of the park sites shown on this exhibit are approximate.
For illustrative purposes only.

LA VENTANA RANCH

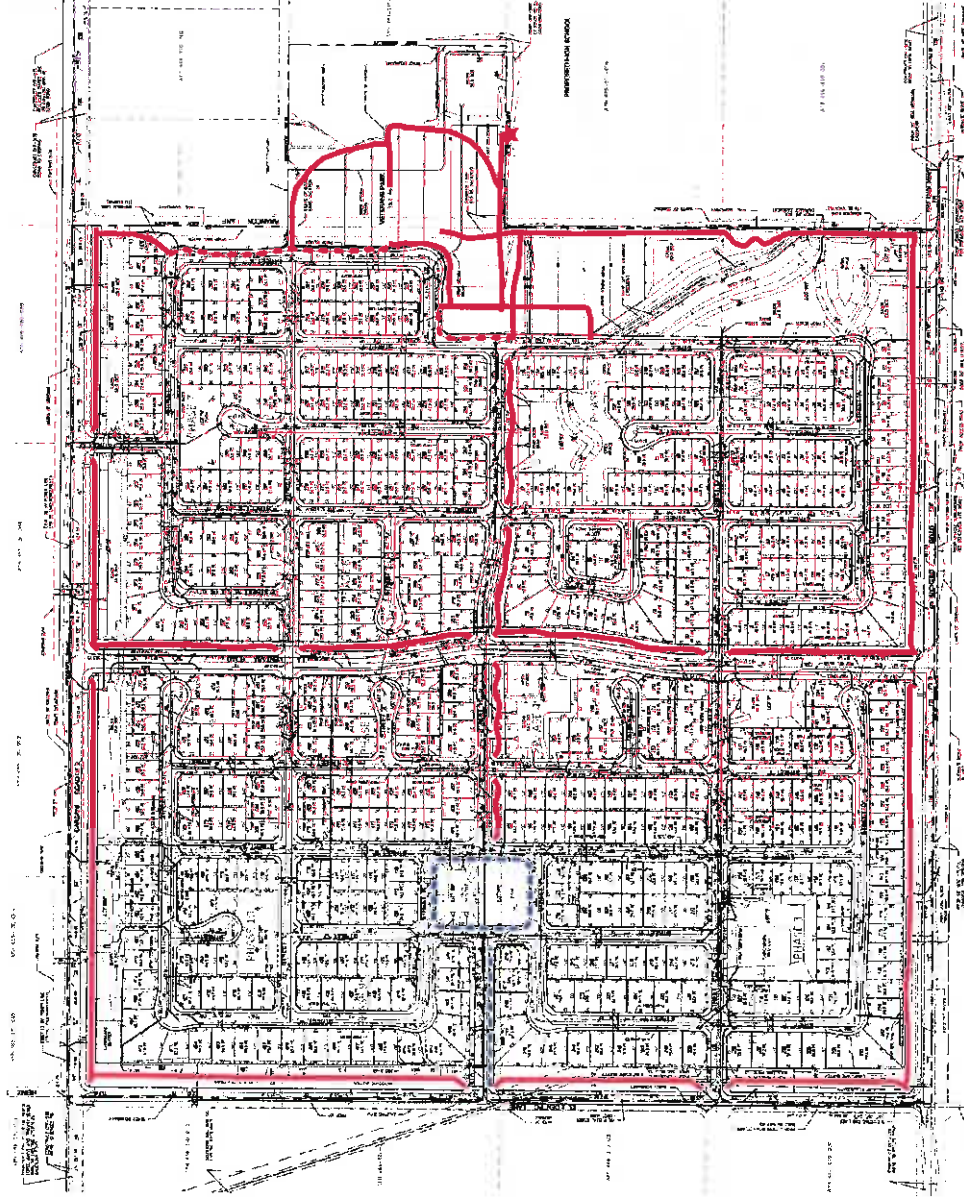
Sub-Regional Trails
Figure 33C



Note: Not to scale; the exact location of the trail sites shown on this exhibit are approximate. For illustrative purposes only.

LA VENTANA RANCH

Trails Connectivity
Figure 33D



DG Trails

Trails Connections

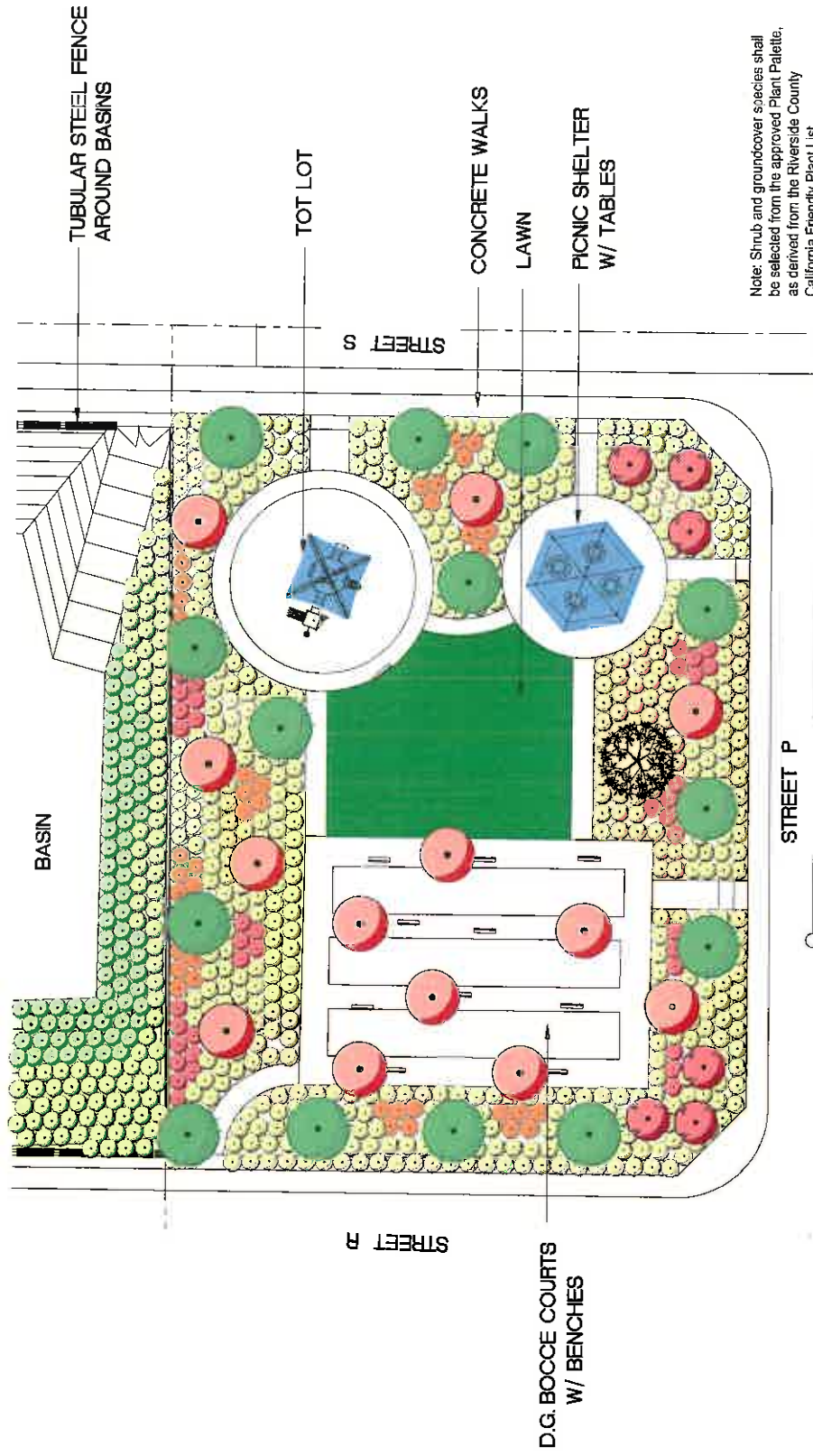
School Access

Note: Base Map is TTM, No. 36785
April 2016.

All project streets have sidewalks that
can be used as pedestrian connections
throughout the project area.

LA VENTANA RANCH

Conceptual Design Park AA
Figure 34A

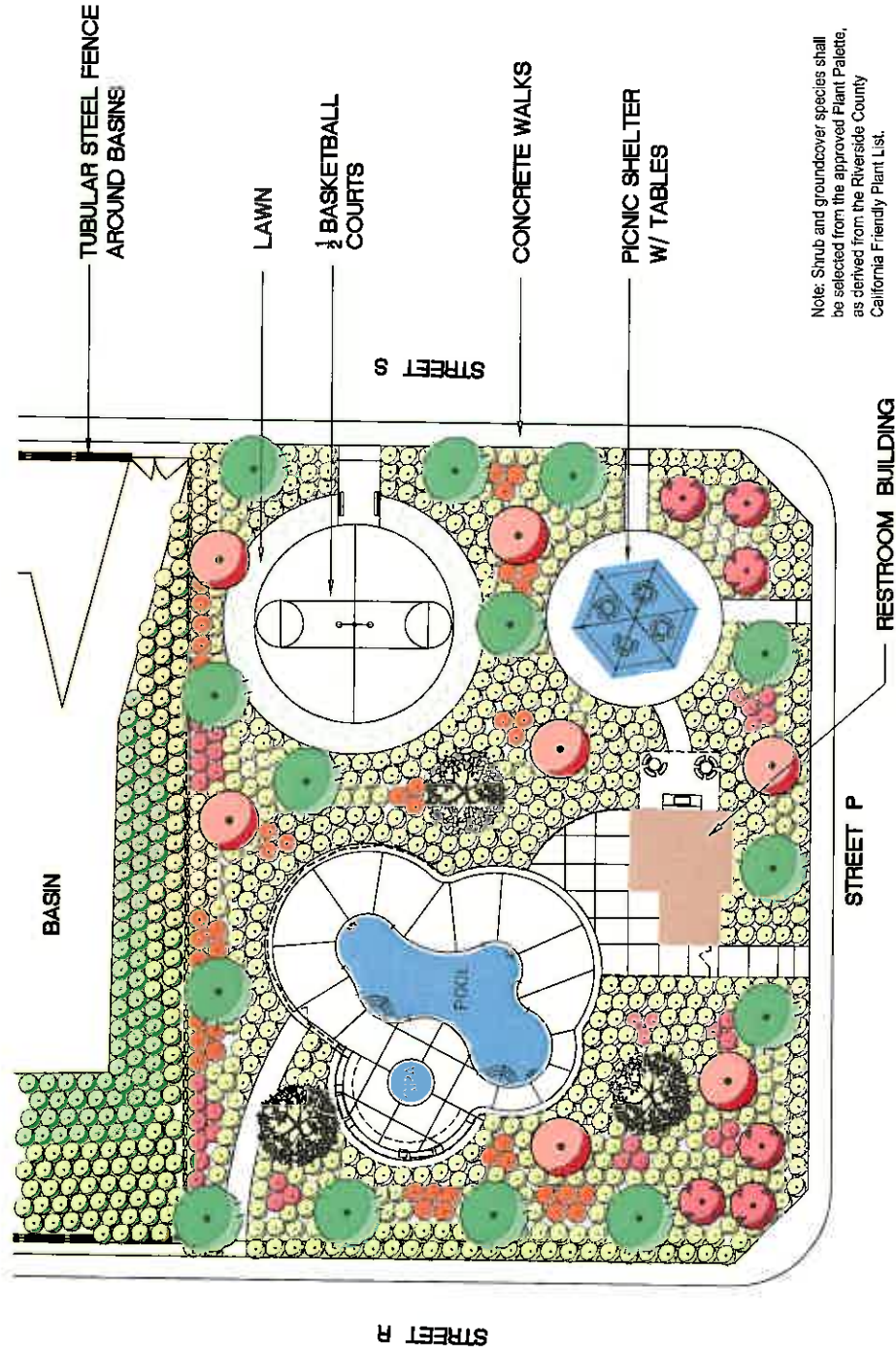


Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.



LA VENTANA RANCH

**Conceptual Design Park AA
Pool Alternative
Figure 34B**



Note: This is a conceptual Pool Alternative Design, the actual design, location, and materials may vary.

Pool approximately 1,100 s.f.

Spa approximately 79 s.f.

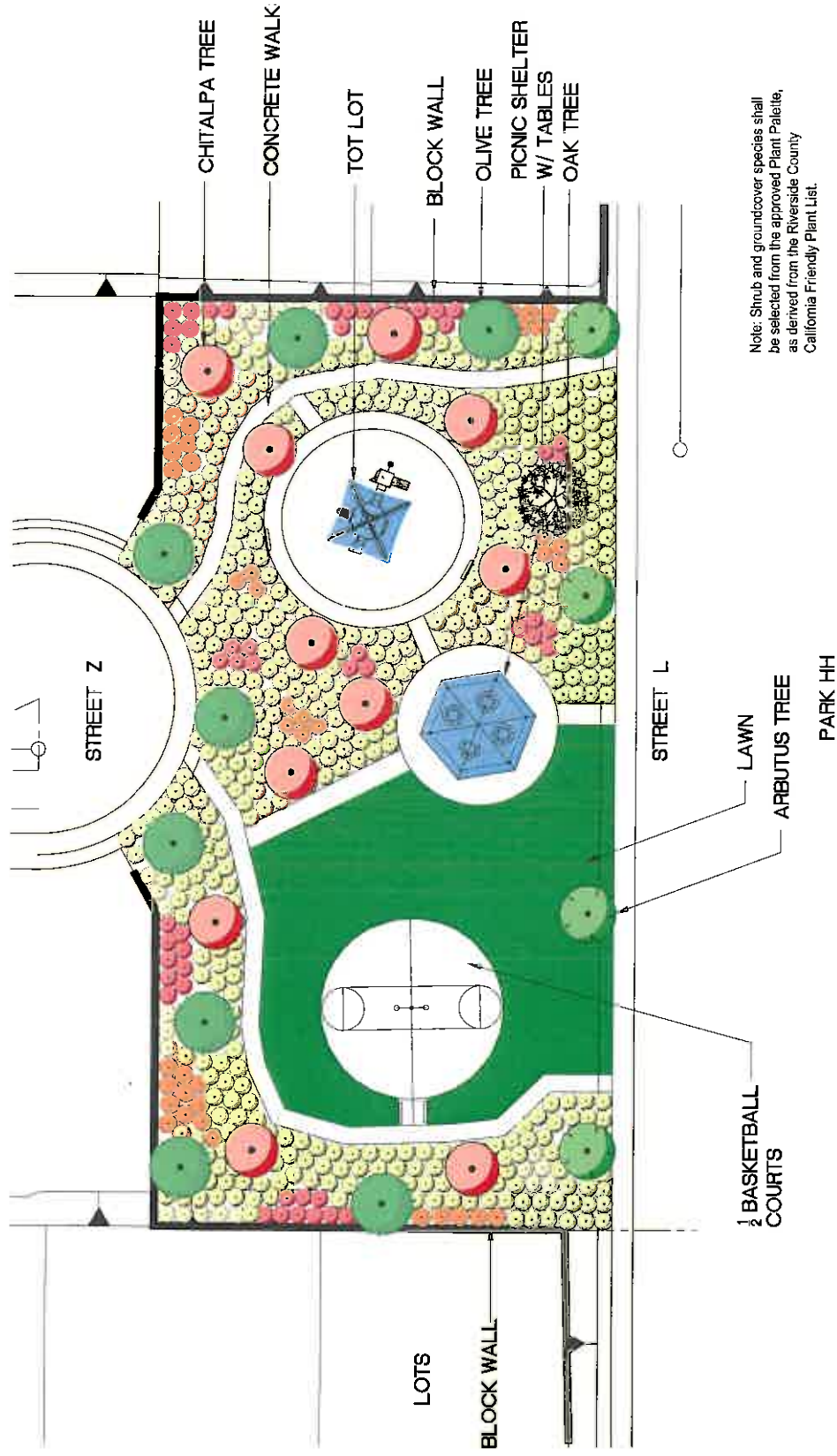
The pool entry will be fenced and gated with an automated keyed entry for residents.

Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

PARK AA

LA VENTANA RANCH

Conceptual Design Park HH
Figure 35



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

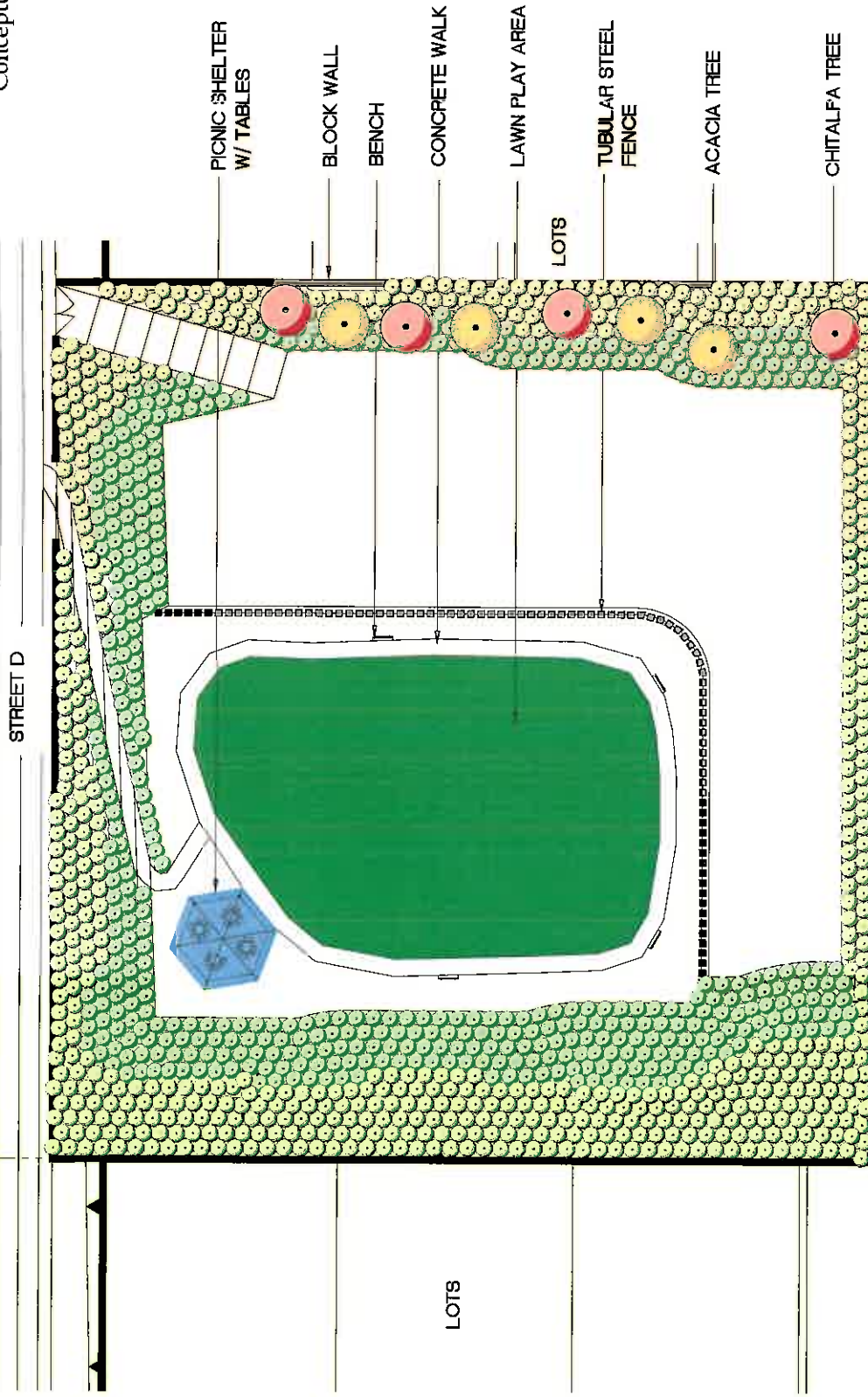
Conceptual Design Park N
Figure 36

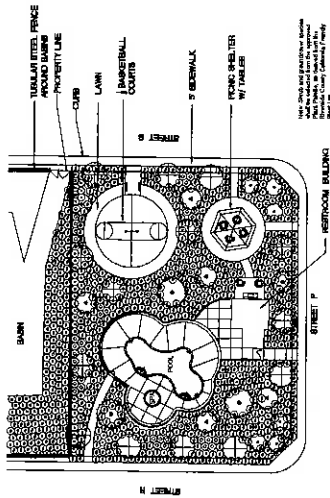


Note: Shrub and groundcover species shall be selected from the approved Plant Palette, as derived from the Riverside County California Friendly Plant List.

LA VENTANA RANCH

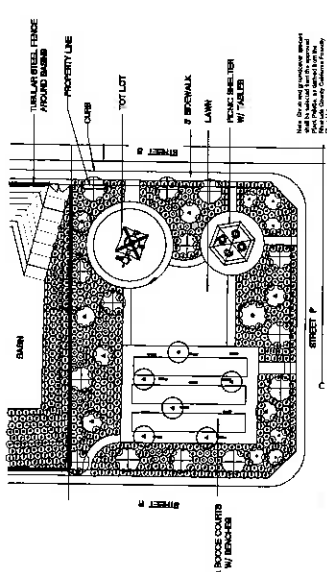
Conceptual Design Park S
Figure 37





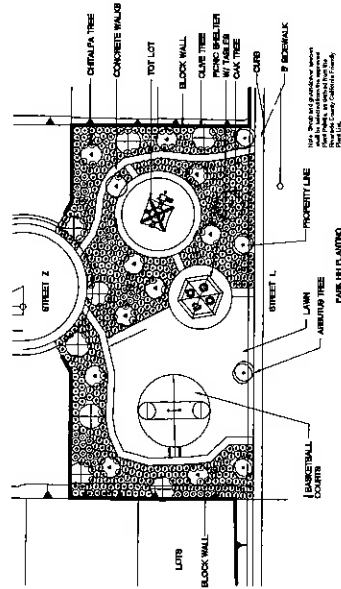
PARK 141 PLANTING
ALTERNATIVE 1

VILLAGE HILLER VILLAGE PLANNING AND RECREATION DISTRICT
HOLA - HANSEN ARCHITECTURE
CEO - COMMUNITY FACILITY DISTRICT



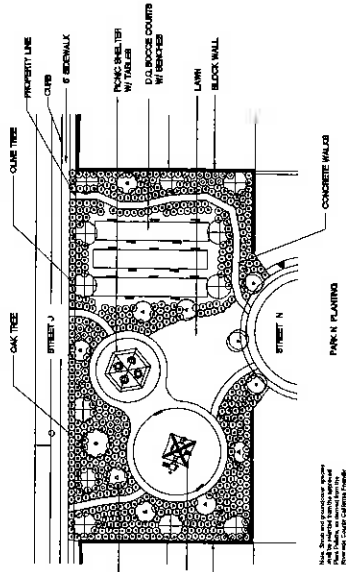
PARK 141 PLANTING
ALTERNATIVE 2

VILLAGE HILLER VILLAGE PLANNING AND RECREATION DISTRICT
HOLA - HANSEN ARCHITECTURE
CEO - COMMUNITY FACILITY DISTRICT



PARK 141 PLANTING
ALTERNATIVE 3

VILLAGE HILLER VILLAGE PLANNING AND RECREATION DISTRICT
HOLA - HANSEN ARCHITECTURE
CEO - COMMUNITY FACILITY DISTRICT



PARK 141 PLANTING
ALTERNATIVE 4

VILLAGE HILLER VILLAGE PLANNING AND RECREATION DISTRICT
HOLA - HANSEN ARCHITECTURE
CEO - COMMUNITY FACILITY DISTRICT

PLANT LEGEND

| SYMBOL | ABBREVIATION | SCIENTIFIC NAME | COMMON NAME | SIZE | PLACEMENT | REMARKS | NOTED USE |
|--------|--------------|-----------------|----------------|---------|-----------|------------------|-----------|
| (1) | 1.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 1 | DOORWAY PLANTING | 1.0 |
| (2) | 2.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 2 | DOORWAY PLANTING | 2.0 |
| (3) | 3.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 3 | DOORWAY PLANTING | 3.0 |
| (4) | 4.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 4 | DOORWAY PLANTING | 4.0 |
| (5) | 5.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 5 | DOORWAY PLANTING | 5.0 |
| (6) | 6.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 6 | DOORWAY PLANTING | 6.0 |
| (7) | 7.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 7 | DOORWAY PLANTING | 7.0 |
| (8) | 8.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 8 | DOORWAY PLANTING | 8.0 |
| (9) | 9.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 9 | DOORWAY PLANTING | 9.0 |
| (10) | 10.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 10 | DOORWAY PLANTING | 10.0 |
| (11) | 11.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 11 | DOORWAY PLANTING | 11.0 |
| (12) | 12.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 12 | DOORWAY PLANTING | 12.0 |
| (13) | 13.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 13 | DOORWAY PLANTING | 13.0 |
| (14) | 14.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 14 | DOORWAY PLANTING | 14.0 |
| (15) | 15.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 15 | DOORWAY PLANTING | 15.0 |
| (16) | 16.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 16 | DOORWAY PLANTING | 16.0 |
| (17) | 17.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 17 | DOORWAY PLANTING | 17.0 |
| (18) | 18.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 18 | DOORWAY PLANTING | 18.0 |
| (19) | 19.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 19 | DOORWAY PLANTING | 19.0 |
| (20) | 20.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 20 | DOORWAY PLANTING | 20.0 |
| (21) | 21.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 21 | DOORWAY PLANTING | 21.0 |
| (22) | 22.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 22 | DOORWAY PLANTING | 22.0 |
| (23) | 23.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 23 | DOORWAY PLANTING | 23.0 |
| (24) | 24.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 24 | DOORWAY PLANTING | 24.0 |
| (25) | 25.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 25 | DOORWAY PLANTING | 25.0 |
| (26) | 26.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 26 | DOORWAY PLANTING | 26.0 |
| (27) | 27.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 27 | DOORWAY PLANTING | 27.0 |
| (28) | 28.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 28 | DOORWAY PLANTING | 28.0 |
| (29) | 29.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 29 | DOORWAY PLANTING | 29.0 |
| (30) | 30.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 30 | DOORWAY PLANTING | 30.0 |
| (31) | 31.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 31 | DOORWAY PLANTING | 31.0 |
| (32) | 32.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 32 | DOORWAY PLANTING | 32.0 |
| (33) | 33.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 33 | DOORWAY PLANTING | 33.0 |
| (34) | 34.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 34 | DOORWAY PLANTING | 34.0 |
| (35) | 35.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 35 | DOORWAY PLANTING | 35.0 |
| (36) | 36.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 36 | DOORWAY PLANTING | 36.0 |
| (37) | 37.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 37 | DOORWAY PLANTING | 37.0 |
| (38) | 38.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 38 | DOORWAY PLANTING | 38.0 |
| (39) | 39.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 39 | DOORWAY PLANTING | 39.0 |
| (40) | 40.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 40 | DOORWAY PLANTING | 40.0 |
| (41) | 41.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 41 | DOORWAY PLANTING | 41.0 |
| (42) | 42.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 42 | DOORWAY PLANTING | 42.0 |
| (43) | 43.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 43 | DOORWAY PLANTING | 43.0 |
| (44) | 44.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 44 | DOORWAY PLANTING | 44.0 |
| (45) | 45.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 45 | DOORWAY PLANTING | 45.0 |
| (46) | 46.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 46 | DOORWAY PLANTING | 46.0 |
| (47) | 47.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 47 | DOORWAY PLANTING | 47.0 |
| (48) | 48.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 48 | DOORWAY PLANTING | 48.0 |
| (49) | 49.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 49 | DOORWAY PLANTING | 49.0 |
| (50) | 50.0 | ACACIA SPINOSA | SPINOSA ACACIA | 12' OAL | 50 | DOORWAY PLANTING | 50.0 |

LA VENTANA RANCH
COMPREHENSIVE LANDSCAPE PLAN
TENTATIVE TRACT MAP 36785
AMENDMENT NO. 2

PREPARED BY:
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
RESERVATION FACILITIES PLANNING
11500 225TH STREET, SUITE 100, WILSON, CA 95750



LA VENTANA RANCH

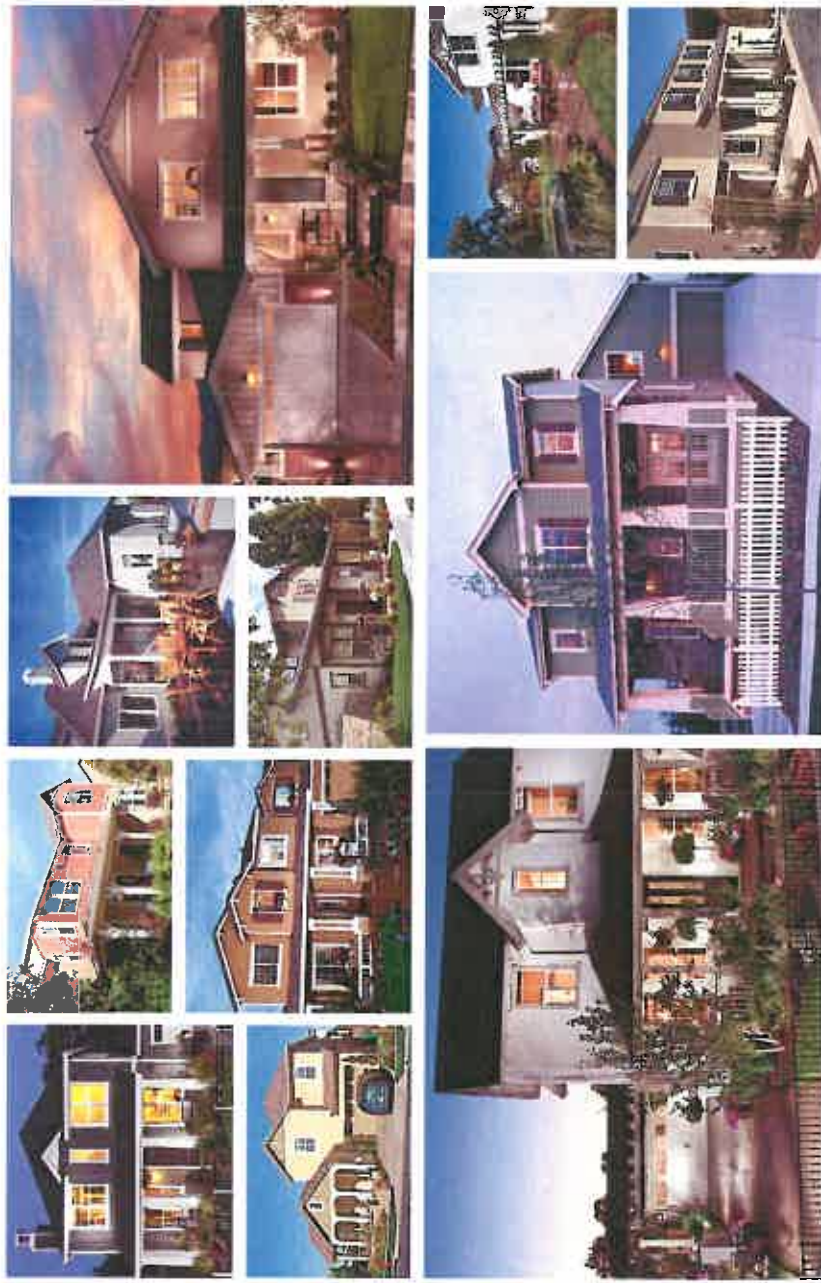
Landscape Plant Palette
Figure 39

PLANT LEGEND

| SYMBOL | ABBREVIATION | BOTANICAL NAME | COMMON NAME | SIZE | NUMBER | REMARKS | WATER USE |
|-----------------------|----------------|-------------------------------------|-----------------------------|---------|-----------|--|-----------|
| TREES: | | | | | | | |
| | ACA. STE. | ACACIA STENOPHYLLA | SHOESTRING ACACIA | 15 GAL. | 143 | DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. | L |
| | ARB. MAR. | ARBUTUS MARINA | ARBUTUS | 24" BOX | 412 | DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. | L |
| | CHI. TAS. | CHITALPA TASHKENTENSIS | FLOWERING CHITALPA | 15 GAL. | 371 | DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3' MIN. | L |
| | LAG. F. 'T.' | LAGERSTROEMIA FAUERI 'TUSCARORA' | RED CRAPE MYRTLE | 24" BOX | 133 | DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. | L |
| | OLE. E. 'S.H.' | OLEA EUROPEA 'SWAN HILL' | FRUITLESS OLIVE | 24" BOX | 400 | DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN. | L |
| | QUE. SUB. | QUERCUS SUBER | CORK OAK | 36" BOX | 68 | DOUBLE STAKE / HEIGHT 10'-12', SPREAD 5'-6' MIN. | L |
| SHRUBS: | | | | | | | |
| | CAL. V. 'L.J.' | CALLISTEMON VIMINALIS 'LITTLE JOHN' | DWARF BOTTLE BRUSH | 5 GAL. | - | FULL & BUSHY @ 3' O.C. | L |
| | HES. PAR. | HEPERALOE PARVIFLORA | RED YUCCA | 5 GAL. | - | FULL & BUSHY @ 3' O.C. | L |
| | HET. ARB. | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL. | - | FULL & BUSHY @ 5' O.C. | L |
| | ANA. FLA. | ANAGOZANTHUS FLAVIDUS 'VELVET' | KANGAROO PAWS | 5 GAL. | - | FULL & BUSHY @ 5' O.C. | L |
| | PER. ATR. | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 1 GAL. | - | TRIANGULAR SPACING @ 5' O.C. | L |
| | AGA 'S.' | AGAVE 'SHARKSKIN' | SHARKSKIN AGAVE | 5 GAL. | - | FULL & BUSHY @ 5' O.C. | L |
| | LEU. F. 'G.C.' | LEUCOPHYLLUM FRUTICOSUM 'GR. CLOUD' | TEXAS RANGER | 5 GAL. | - | FULL & BUSHY @ 3' O.C. | L |
| | ROS. 'G.C.R.' | ROSA 'GREEN CARPET RED' | RED GROUND COVER ROSE | 5 GAL. | - | FULL & BUSHY @ 3' O.C. | M |
| | SAL. GRE. | SALVIA GREGGI | AUTUMN SAGE | 5 GAL. | - | FULL & BUSHY @ 3' O.C. | L |
| VINES: | | | | | | | |
| | CLY. CAL. | CLYTOSTOMA CALLESTEGOIDES | LAVENDER TRUMPET VINE | 5 GAL. | - | ATTACH TO WALL | M |
| | DIS. BUC. | DISTICTUS BUCCINATORIUS | RED TRUMPET VINE | 5 GAL. | - | ATTACH TO WALL | M |
| | FIG. REP. | FIGUS REPENS | CREEPING FIG | 5 GAL. | - | ATTACH TO WALL | M |
| MULCH & GROUND COVER: | | | | | | | |
| | WOOD MULCH | FOREST BLEND WOOD MULCH | MEDIUM GRIND WOOD MULCH | 3" MAX. | AS REQ'D. | 3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP. | |
| | BAC. P. 'P.P.' | BACCHARIS PILULARIS 'PIDGEON POINT' | PROSTRATE COYOTE BUSH | 1 GAL. | - | TRIANGULAR SPACING @ 5' O.C. | L |
| | MYO. PAR. | MYOPORUM PARVIFOLIUM | PROSTRATE MYOPORIUM | 1 GAL. | - | TRIANGULAR SPACING @ 5' O.C. | L |
| | JUN. PAT. | JUNCUS PATENS | CALIFORNIA RUSH | 1 GAL. | - | TRIANGULAR SPACING @ 3' O.C. IN BASINS | M |
| LAWN: | | | | | | | |
| | FES. ARU. | FESTUCA ARUNDIACEA | DWARF TURF TYPE TALL FESCUE | SOD | AS REQ'D. | INSTALL PER SPECIFICATIONS | H |

LA VENTANA RANCH

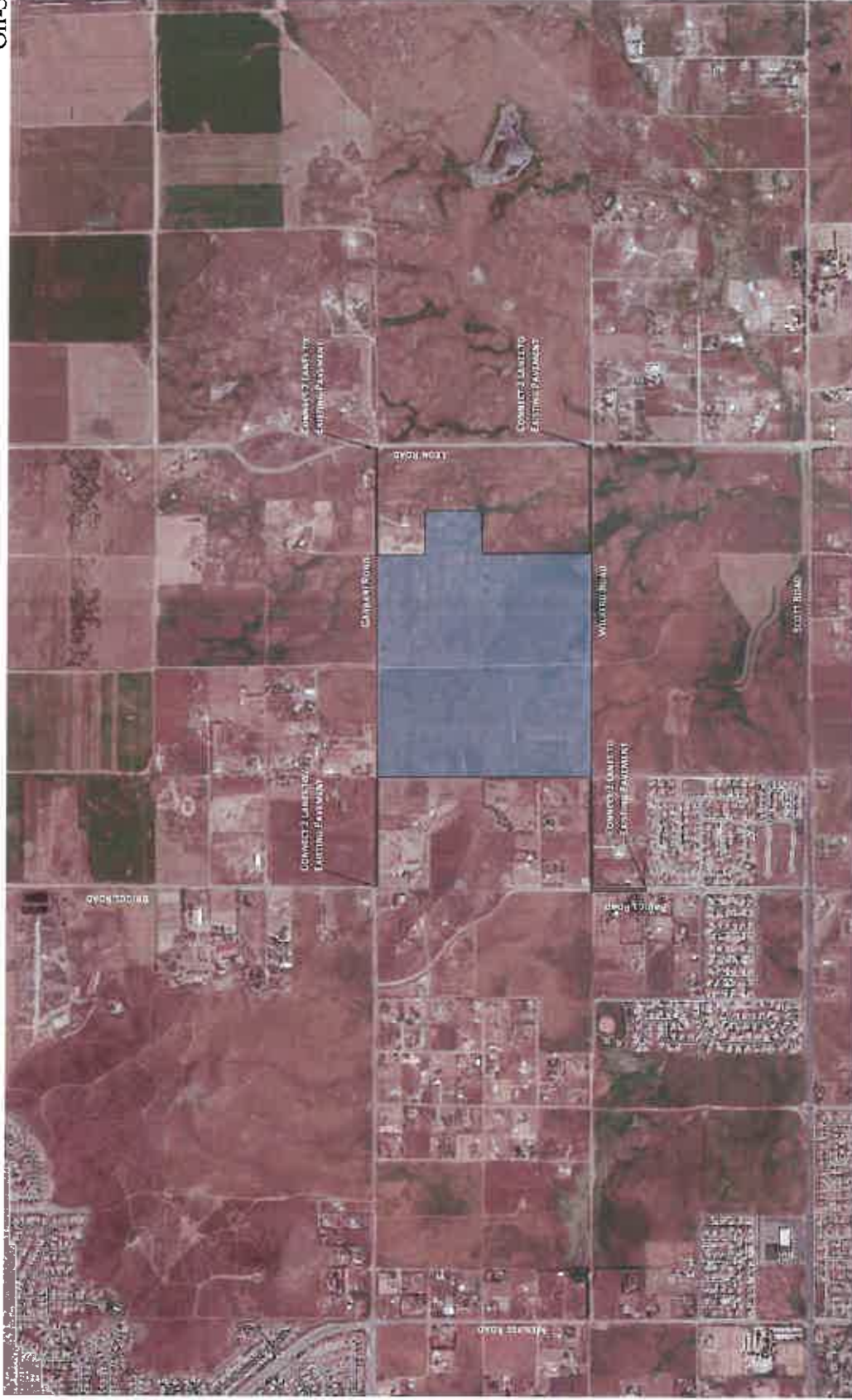
Conceptual Architecture
Figure 40



Note: These are photographic concepts of the architectural styles to be built within La Ventana Ranch community, Ranch, Farmhouse and Craftsman architectural styles, the actual product may vary.

LA VENTANA RANCH

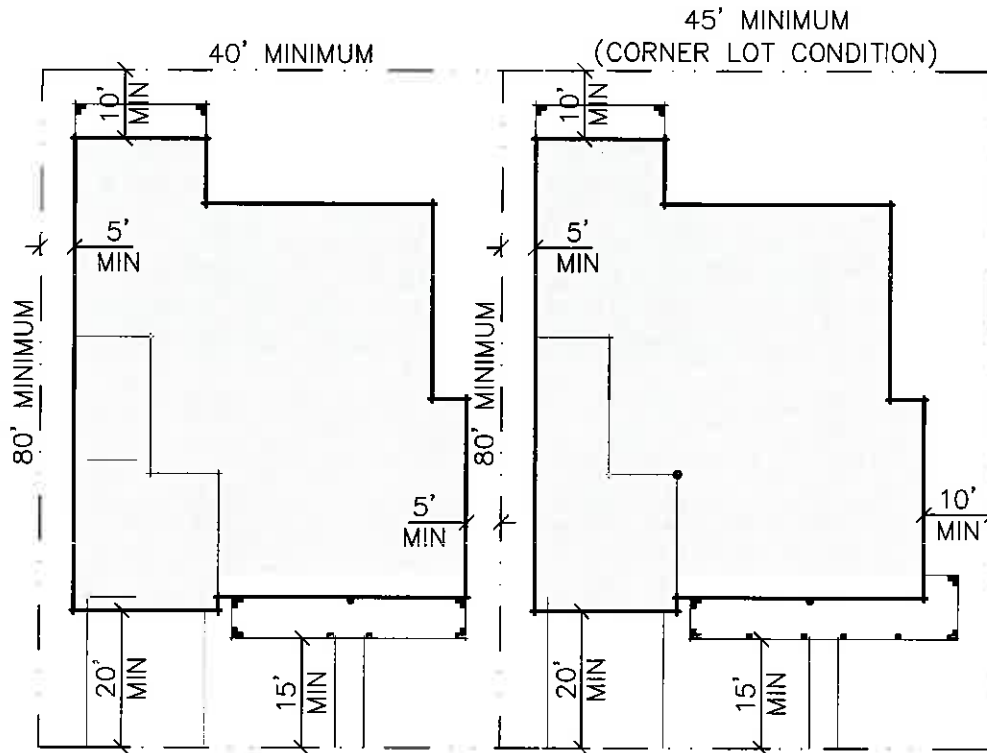
Off-Site Roads
Figure 46





LA VENTANA RANCH

5,000 sf Typical Setbacks

Figure 48



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

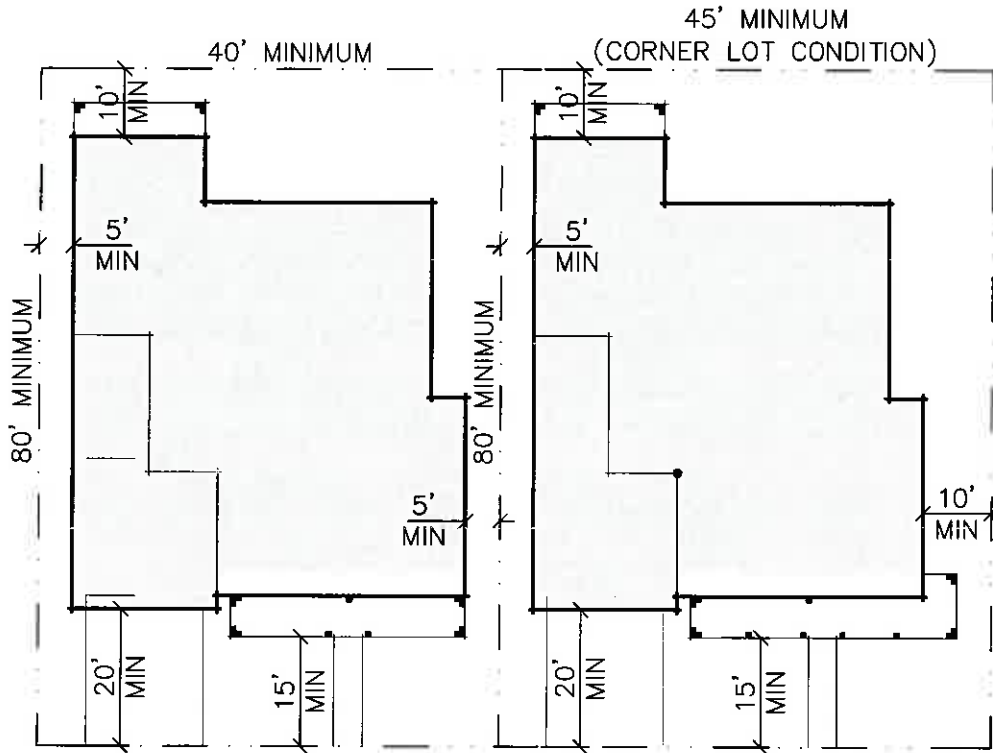
TENTATIVE TRACT MAP NO. 36785

5,000 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

5,500 sf Typical Setbacks

Figure 49



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

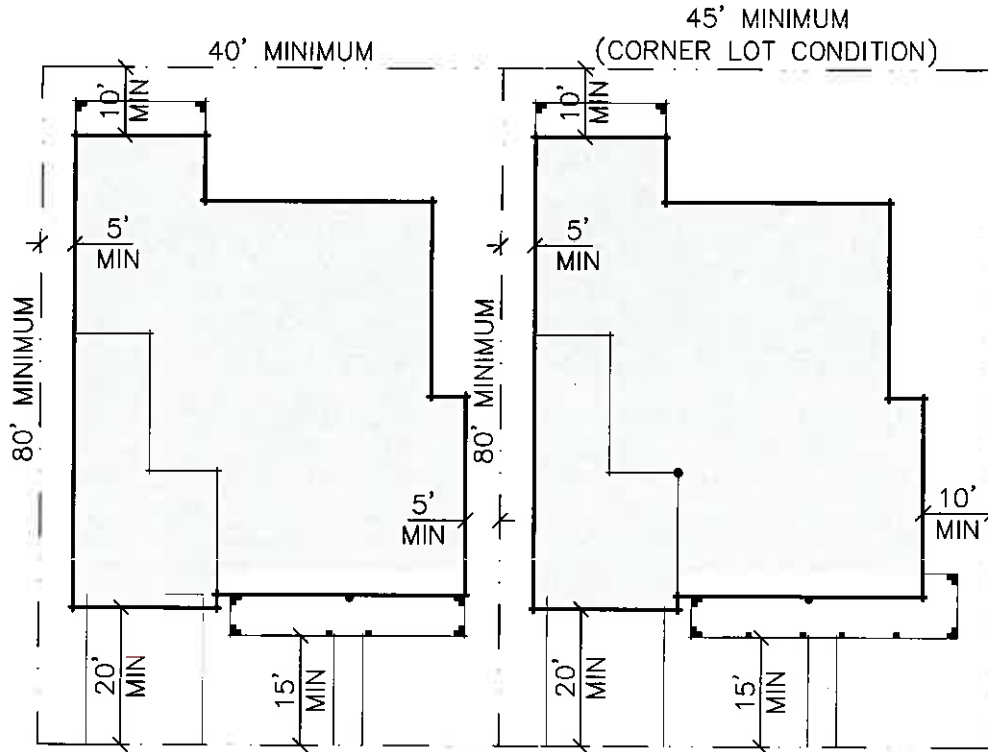
TENTATIVE TRACT MAP NO. 36785

5,500 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

6,000 sf Typical Setbacks

Figure 50



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

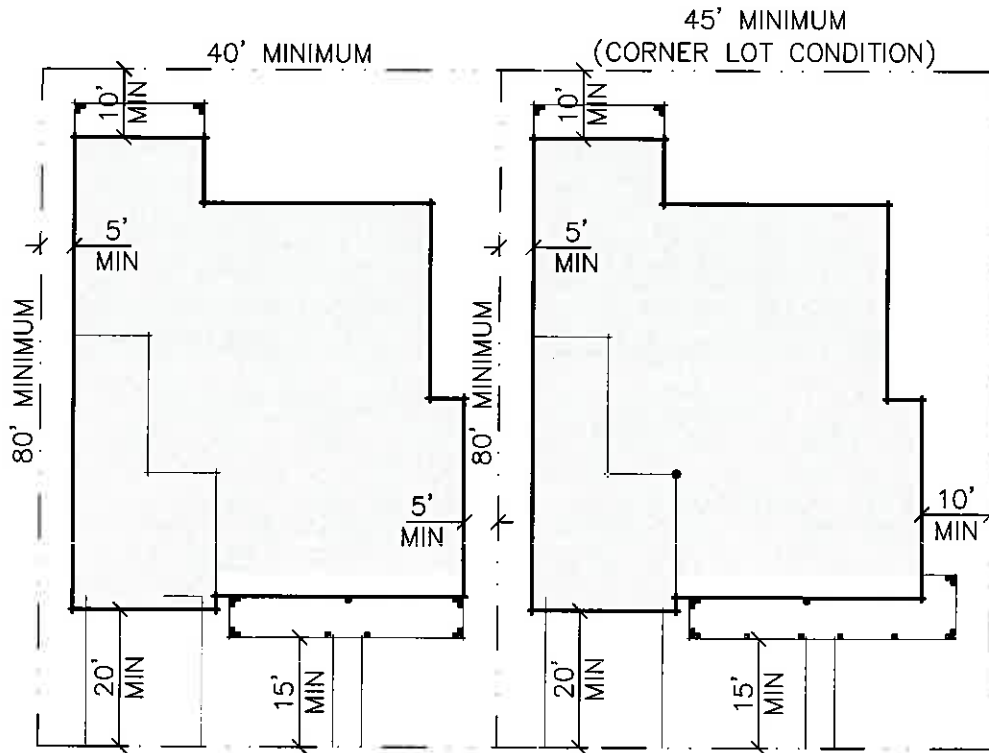
TENTATIVE TRACT MAP NO. 36785

6,000 SF LOT BUILDING
SETBACK EXHIBIT



LA VENTANA RANCH

7,000 sf Typical Setbacks

Figure 51



LEGEND

-  SINGLE-STORY
-  TWO-STORY

SHEET 1 OF 1

ANDERSON
CONSULTING
ENGINEERS, INC.

TENTATIVE TRACT MAP NO. 36785

7,000 SF LOT BUILDING
SETBACK EXHIBIT

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to permit a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square-feet. The proposed subdivision will also include water quality basins, parks, paseos, and open space.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36785 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36785, Amended No. 2, dated 3/4/16.

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

GPA = General Plan Amendment No. 1129

CZ = Change of Zone 7856

EXHIBIT R= R-4 Design Manual

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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10. GENERAL CONDITIONS

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine, CA 92606

Noise Study: "French Valley 170, Preliminary Noise Impact Study, County of Riverside," dated January 6, 2015
Ref. 09239-11 Noise Study

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36785 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 9, 2015 c/o Steven Hinde.

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

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

TR36785 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.

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG 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

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10. GENERAL CONDITIONS

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

RECOMMND

Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream 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 on-site mitigation areas or downstream to 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 on-site mitigation areas or 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas 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 or on-site mitigation areas, Permittees shall consider the invasive,

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10. GENERAL CONDITIONS

10.EPD. 1 - MSHCP UWIG (cont.) (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 or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas 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 or on-site mitigation areas 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 and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map (TR) 36785 is a proposal for a Schedule "A" subdivision of 170.8 gross acres into residential lots, drainage basins, parks, paseos, and open space lots in the Winchester area. The project site is located in the Menifee area on the southeast corner of El Centro Lane and Garbani Road. Wickerd Road bounds the site to the south. Change of Zone (CZ) 7856, which proposes to change the existing zoning from Residential Agriculture - 5 Acre Minimum (R-A-5) to Planned Residential (R-4), is being processed concurrently with Tract Map 36785. These conditions are based on the drainage study dated August 31, 2015 and amended number 2 project exhibit dated March 2016.

The site is along a subtle ridge-line and slopes in two different directions with the stormwater runoff draining into two different watersheds. The stormwater runoff from the northern quarter of the site slopes north towards Salt Creek, which is part of the Santa Ana River Watershed. The stormwater runoff from the southern three-quarters drains southeast towards Warm Springs Creek, which is part of the Santa Margarita River Watershed. Diversions of tributary drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

A phasing map was included with the submittal indicating the development is to be constructed in phases. Each phase must 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 preliminary water quality management plan (PWQMP). 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.

It should be noted that the southern three-quarters of 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

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10. GENERAL CONDITIONS

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

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 will be a condition of approval for the project and 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. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 12

MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16

MAP WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO02435 (cont.)

RECOMMND

GEO02435 concluded:

- 1.The site is not located in a fault zone.
- 2.The likelihood of surface fault rupture at the site is low.
- 3.There are no known active faults crossing the site.
- 4.The potential for liquefaction-induced settlement is considered to be very low.
- 5.Liquefaction is not a significant geotechnical concern.
- 6.Onsite soils are anticipated to have a very low to low expansion potential.
- 7.Seismic settlement impacting the site is anticipated to be less than ¼ inch with maximum differential anticipated to be less than ¼ inch over 50 feet.

GEO02435 Recommended:

- 1.Site to be graded in accordance with UBC 2013 and County of Riverside.
- 2.Debris and other deleterious material to be removed from the site prior to grading.
- 3.Consideration should be given to over-excavation of the pad to a minimum depth of three feet below finish grade or 12-inches below the bottoms of the proposed footings (whichever is deeper) and replaced with compacted fill possessing a very low to low expansion potential.

GEO No. 2435 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2435 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. 2 MAP - MM 4.15.3-1

RECOMMND

Per MM 4.15.3-1, to assure that the future Project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to approval of any final tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible space measures approved by the Sheriff.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDP01496 ACCEPTED RECOMMND

County Paleontological Report (PDP) No.1496, submitted for this case (TR36785), was prepared by Harry Quinn of CRM Tech. and is entitled: "Paleontological Resources Assessment Report French Valley 170 Project near the City of Menifee, Riverside County, California", dated October 27, 2014.

PDP01496 concluded: that the project has the potential to impact significant paleontological resources within the Pleistocene-age alluvial sediments at depth.

PDP01496 recommends: that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in 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. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348 and except where the rear yard setback is mentioned elsewhere in these conditions.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 3,500 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 15 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004, and the R-4 Design manual dated May 2016 for the project.

10.PLANNING. 16 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - 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 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. 20

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10.PLANNING. 20 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 21 MAP - PDA04900R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4900r1, submitted for this project (TR36785) was prepared by CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Program Sites 33-002007, 33-002039, 33-023952, and 33-023956 within the French Valley 170/ La Ventana Area", dated September 23, 2015.

(PDA) No 4900r1 concludes that the above referenced sites do not meet the criteria to be considered CEQA significant sites.

(PDA) No 4900r1 recommends that due to the archaeological sensitivity of the area, all earth disturbing activities should be monitored by a qualified archaeologist and a Luiseno Native American Monitor.

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

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10.PLANNING. 22 MAP - MM 4.2-1 RECOMMND

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickerd or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

The final tract map shall incorporate this measures and the pedestrian access shall be installed during construction.

10.PLANNING. 23 MAP - MM 4.4-1 RECOMMND

Per MM 4.4-1, the following fugitive dust control measures shall be incorporated into Project plans and specifications for implementation:

1. 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.

2. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

3. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

4. Where blasting is implemented dust generation can be reduced by using blankets where feasible or application of water immediately following the blast.

10.PLANNING. 24 MAP - MM 4.4-2 RECOMMND

Per MM 4.4-2, plans, specifications and contract documents shall direct that a sign must be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.

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10.PLANNING. 25 MAP - MM 4.4-3 RECOMMND

Per MM 4.4-3, the following shall be included in the construction contract:

Option A: No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrently with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day.

Option B: All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.

10.PLANNING. 26 MAP - MM 4.4-4 RECOMMND

Per MM 4.4-4, only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.

10.PLANNING. 27 MAP - MM 4.4-5 RECOMMND

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

10.PLANNING. 28 MAP - MM 4.4-6 RECOMMND

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

10.PLANNING. 29 MAP - MM 4.4-7 RECOMMND

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as

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10. GENERAL CONDITIONS

10.PLANNING. 29 MAP - MM 4.4-7 (cont.) RECOMMND

possible after grading, unless seeding or soil binders are used.

10.PLANNING. 30 MAP - MM 4.4-8 RECOMMND

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

10.PLANNING. 31 MAP - MM 4.4-9 RECOMMND

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

10.PLANNING. 32 MAP - MM 4.4-11 RECOMMND

Per MM 4.4-11, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.

10.PLANNING. 33 MAP - MM 4.4-12 RECOMMND

Per MM 4.4-12, the applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

10.PLANNING. 34 MAP - MM 4.4-13 RECOMMND

Per MM 4.4-13, the simultaneous disturbance of the site shall be limited to 6.5 acres per day.

10.PLANNING. 35 MAP - MM 4.4-14 RECOMMND

Per MM 4.4-14, any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.

10.PLANNING. 36 MAP - MM 4.4-15 RECOMMND

Per MM 4.4-15, a high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.

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10.PLANNING. 37 MAP - MM 4.4-16 RECOMMND

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

10.PLANNING. 38 MAP - MM 4.4-17 RECOMMND

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

10.PLANNING. 39 MAP - MM 4.4-18 RECOMMND

Per MM 4.4-18, the applicant shall use electric construction equipment where technically feasible, where the electric equipment can perform comparably to fueled equipment.

10.PLANNING. 40 MAP - MM 4.4-21 RECOMMND

Per MM 4.4-21, the applicant shall design buildings for passive heating and cooling and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.

10.PLANNING. 41 MAP - MM 4.4-22 RECOMMND

Per MM 4.4-22, the applicant shall install solar water heating system connections to generate all hot water requirements.

10.PLANNING. 42 MAP - MM 4.4-25 RECOMMND

Per MM 4.4-25, electrical outlets shall be installed on the exterior walls of all residential buildings to promote the use of electric landscape maintenance equipment.

10.PLANNING. 43 MAP - MM 4.4-26 RECOMMND

Per MM 4.4-26, the applicant shall provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.

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10.PLANNING. 44 MAP - MM 4.5-1

RECOMMND

Per MM 4.5-1, within 30 days prior to commencement of construction activity, a clearance survey shall be conducted by a qualified biologist to determine if any burrowing owl or their burrows are located within the potential area of impact. If occupied burrows may be impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.

10.PLANNING. 45 MAP - MM 4.5-2

RECOMMND

Per MM 4.5-2, the removal of potential nesting vegetation of native bird species shall be conducted outside of the nesting season (March 1 to September 1). If vegetation must be removed during nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled ground disturbing activity. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The site containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active. If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

10.PLANNING. 46 MAP - MM 4.5-3

RECOMMND

Per MM 4.5-3, in order to reduce potential indirect effects from introduction of invasive species to the future project site (both developed and conserved property), the project shall avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document and in the Specific Plan. CC&Rs to control use of invasive plants shall be enforced through the Home Owners Association. Maintenance of public landscaping within the project area shall include the removal of invasives that may establish through natural dispersal mechanisms.

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10.PLANNING. 47

MAP - MM 4.6-3

RECOMMND

Prior to the issuance of Building Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long-term maintenance, appropriate protocols, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate; and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.

10.PLANNING. 48

MAP - MM 4.7-1

RECOMMND

Per MM 4.7-1, the contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.

10.PLANNING. 49

MAP - MM 4.9-1

RECOMMND

Per MM 4.9-1, prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be

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10. GENERAL CONDITIONS

10.PLANNING. 49

MAP - MM 4.9-1 (cont.)

RECOMMND

conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

10.PLANNING. 50

MAP - MM 4.9-2

RECOMMND

Per MM 4.9-2, during grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

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10.PLANNING. 51 MAP - MM 4.9-7

RECOMMND

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

10.PLANNING. 52 MAP - MM 4.10-1

RECOMMND

Per MM 4.10-1, at the inlets and outlets from the offsite watersheds and from the project site, the discharge shall be controlled to accomplish the following objectives: the outlet facility shall control the energy of the releases of stormwater to the downstream watershed to ensure that no new downstream erosion is initiated from the point of discharge.

10.PLANNING. 53 MAP - MM 4.10-3

RECOMMND

Per MM 4.10-3, the two Project Specific Water Quality Management Plans (WQMPs) which define bioretention basins as permanent Best Management Practices shall be implemented to prevent long-term surface runoff from discharging pollutants from site on which construction has been completed. The WQMP shall be implemented with the goal of achieving a reduction in pollutants following construction to control urban runoff pollution to the maximum extent

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10.PLANNING. 53

MAP - MM 4.10-3 (cont.)

RECOMMND

practicable based on available, feasible best management practices at the time of construction. The stormwater discharge from the project site shall be treated to control pollutant concentrations for all pollutants, but especially for those identified pollutants that impair downstream surface water quality (Canyon Lake and Warm Springs Creek) at the time construction occurs. Source Control BMPs reduce the potential for urban runoff and pollutants from coming into contact with one another. Source Control BMPs that may be incorporated into the project are: (*Note: Source Control BMPs table is provided at end of summary of mitigation measures for Section 4.10.)

- a. Education/Training for property owners, operators, tenants, occupants, or employees.
- b. Irrigation system and landscape maintenance.
- c. Common area litter control.
- d. Sweeping of public streets, private streets, and parking lots.
- e. Drainage facility inspection and maintenance.
- f. Strict controls over use of fertilizers on both public and private property.
- g. MS4 stenciling and signage.
- h. Protection of slopes and channels such as riprap, vegetation in landscaped areas, etc.

10.PLANNING. 54

MAP - MM 4.13-2

RECOMMND

Per MM 4.13-2, during all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. All equipment shall be operated in the quietest manner feasible.

10.PLANNING. 55

MAP - MM 4.13-3

RECOMMND

Per MM 4.13-3, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the project site (i.e., to the north and east) during all Project construction.

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10.PLANNING. 56 MAP - MM 4.13-5 RECOMMND

Per MM 4.13-5, no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

10.PLANNING. 57 MAP - MM 4.13-6 RECOMMND

Per MM 4.13-6, because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4 foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.

10.PLANNING. 58 MAP - MM 4.13-7 RECOMMND

Per MM 4.13-7, where noise barriers required to mitigate operational noise would also mitigate construction noise at off-site sensitive receptors, said noise barriers will be constructed as early in the construction phasing process as possible (i.e., noise barriers shall be constructed prior to building construction where feasible).

10.PLANNING. 59 MAP - MM 4.13-8 RECOMMND

Per MM 4.13-8, all employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities. Areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

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10.PLANNING. 60 MAP - MM 4.13-9 RECOMMND

Per MM 4.13-9, construction methods and/or equipment shall be used that will provide the lowest level of noise impact at nearby sensitive receptors, i.e., use newer equipment that will generate lower noise levels or alternative equipment that generates less noise than standard equipment.

10.PLANNING. 61 MAP - MM 4.13-10 RECOMMND

Per MM 4.13-10, the project proponent shall establish a noise complaint/response program that shall include keeping the local community informed of the schedule, duration, and progress of the construction, in order to minimize the public objections to unavoidable noise. Communities where construction is scheduled should be notified in advance of the construction and of the expected construction-related temporary and intermittent noise increases. This can be accomplished by posting signs with phone contacts and information regarding construction schedules a minimum of one week before initiating ground disturbing activities.

10.PLANNING. 62 MAP - MM 4.13-11 RECOMMND

Per MM 4.13-11, during future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the construction activities shall be revised to reduce the vibration below this threshold or, if it is acceptable to the occupants, the project proponent may arrange for alternate housing for the occupants during the period that construction activities cause vibrations at the residence in excess of 70 VdB.

10.PLANNING. 63 MAP - MM 4.13-12 RECOMMND

Per MM 4.13-12, to the extent feasible (where construction activities can occur concurrently), the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged sequential periods of construction activity annoyance.

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10.PLANNING. 64

MAP - MM 4.13-13

RECOMMND

Per MM 4.13-13, if blasting is required, blasts shall be restricted to the hours of 10 a.m. to 4 p.m. Any residences located within 400 feet of the blast area shall be notified a minimum of two day prior to the blast(s) that blasting will be conducted at a specific location and a specific time within the restricted hours.

10.PLANNING. 65

MAP - MM 4.13-16

RECOMMND

Per MM 4.13-16, to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise Level Reduction (NLR) of up to 27.9 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Lots adjacent to Garbani Road shall require upgraded windows with a minimum STC rating of 31.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths inch thick.

3. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

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10.PLANNING. 65 MAP - MM 4.13-16 (cont.) RECOMMND

6. Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

10.PLANNING. 66 MAP - MM 4.13-18 RECOMMND

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce the noise impact below a level of significance.

10.PLANNING. 67 MAP - MM 4.18.1-2 RECOMMND

Per MM 4.18.1-2, although use of recycled water is incorporated as part of the project, the future development shall connect all possible landscaping at the site to a recycled water system and use this system exclusively to water these landscaped areas.

10.PLANNING. 68 MAP - MM 4.18.1-3 RECOMMND

Per MM 4.18.1-3, smart landscape/irrigation management/control systems (including drip systems) shall be installed on all irrigation systems, public and private, within the project's boundaries.

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10.PLANNING. 69 MAP - MM 4.18.1-4 RECOMMND

Per MM 4.18.1-4, at a minimum turf shall be limited to 20% of each lot. Individual home owners shall be provided a brochure prior to installing landscaping that provides basic information on eliminating turf from each private lot; how to install and maintain drought resistant plants; and how to utilize xeroscaping to create a pleasant living environment.

10.PLANNING. 70 MAP - MM 4.18.2-3 RECOMMND

Per MM 4.18.2-3, the contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

10.PLANNING. 71 MAP - MM 4.18.2-4 RECOMMND

Per MM 4.18.2-4, gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

10.PLANNING. 72 MAP - MM 4.18.3-1 RECOMMND

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler 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 another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management

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10.PLANNING. 72 MAP - MM 4.18.3-1 (cont.) RECOMMND

Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

10.PLANNING. 74 MAP - MM 4.6-5 RECOMMND

At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered in to between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix

10.PLANNING. 75 MAP - MM 4.4-10 RECOMMND

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

10.PLANNING. 77 MAP - ADDITIONAL SETBACK RECOMMND

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

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10. GENERAL CONDITIONS

10.PLANNING. 78 MAP - ADDITIONAL SETBACK RECOMMND

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

10.PLANNING. 79 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.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

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. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP-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:

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 8 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections 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.

Haun Road (NS) at:
 La Piedra Road (EW)
 Holland Road (EW)
 Garbani Road (EW)
 Scott Road (EW)

I-215 Southbound Ramps (NS) at:
 Garbani Road (EW)

I-215 Northbound Ramps (NS) at:
 Garbani Road (EW)

I-215 Southbound Ramps (NS) at:
 Scott Road (EW)

I-215 Northbound Ramps (NS) at:
 Scott Road (EW)

Antelope Road (NS) at:
 Holland Road (EW)
 Garbani Road (EW)
 Scott Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

Menifee Road (NS) at:
Newport (Road) (EW)
Loire Valley Lane/Tres Lagos Drive (EW)
La Piedra Road (EW)
Holland Road (EW)
Craig Road (EW)
Garbani Road (EW)
Scott Road (EW)

Briggs Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

El Centro Lane (NS) at:
Garbani Road (EW)
Driveway 1 (EW)
Gardner Lane/Driveway 2 (EW)
Wicker Road (EW)

La Ventana Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

WASTE DEPARTMENT

10.WASTE. 1

MAP - 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

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10. GENERAL CONDITIONS

10.WASTE. 1 MAP - HAZARDOUS MATERIALS (cont.) RECOMMND

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.

10.WASTE. 3 MAP - 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. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 78 MAP - LANDSCAPE CORRECTIONS RECOMMND

Within 30 days of project approval the Landscape plans shall:

1. Clarify how the graded areas that straddle the project boundary will be treated to comply with the County erosion

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 78 MAP - LANDSCAPE CORRECTIONS (cont.) RECOMMND

and planting requirements.

2.Provide information where and how maintenance will access the slopes along Garbani and Wickerd Roads, and the basins.

4.Fix the wall linetypes, and scales so they read legibly.

5.All slopes must be planted per County requirements for erosion control (container stock). If not shown on plans or enlargements, please add a note.

6.Please revise Landscape Note #8 to 10' min. width.

7.Grading plans show utilities at Veteran's Park that are not reflected above. Please verify whether there are associated easements or whether placement may affect layout of landscape.

8.Fix the graphics on planting plan and enlargements to reflect wall/fence type.

9.A seperation mow curb will be installed between the project and the school site.

TRANS DEPARTMENT

20.TRANS. 1 MAP - TRANSPORTATION BENEFIT RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER & SEWER WILL SERVE RECOMMND

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

50.E HEALTH. 2 MAP- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 2 MAP- LEA CLEARANCE (cont.) RECOMMND

LEA for additional details at (951)955-8980.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS REQUIREMENTS RECOMMND

The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

50.EPD. 2 MAP - ECS CONDITION RECOMMND

The project 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

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".

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN (cont.) RECOMMND

final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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

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50. PRIOR TO MAP RECORDATION

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

the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the 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.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Parks and Recreation District.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lots as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA

RECOMMND

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

In the event of any conflict between this Declaration

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

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incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and 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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

or maintenance of the 'common area' established pursuant to the Declaration.

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 35 MAP - MM 4.4-27 RECOMMND

Per MM 4.4-27, the applicant shall provide safe, direct bicycle access to adjacent bicycle routes.

50.PLANNING. 36 MAP - MM 4.4-28 RECOMMND

Per MM 4.4-28, the applicant shall connect bicycle lanes/paths to the existing network.

50.PLANNING. 37 MAP - MM 4.18.2-1 RECOMMND

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

50.PLANNING. 38 MAP - MM 4.18.2-2 RECOMMND

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines

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50.PLANNING. 38 MAP - MM 4.18.2-2 (cont.) RECOMMND

(excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

50.PLANNING. 73 MAP - MM 4.18.3-3 RECOMMND

Per MM 4.18.3-3, the Homeowners Association (HOA) established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

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 Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

50.SURVEY. 3 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Brandon Lane. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have

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50. PRIOR TO MAP RECORDATION

50.SURVEY. 3 MAP - VACATION (cont.) RECOMMND

filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 5 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 7 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Wickerd Road to Briggs Road.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

50.TRANS. 8 MAP - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

structures.

(6) 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. 10 MAP - DEDICATION RECOMMND

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - DEDICATION (cont.)

RECOMMND

right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

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

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive may be omitted for the area to be dedicated.

or as approved by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - PART-WIDTH RECOMMND

El Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

- NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.
2. A 6" concrete curb and gutter (project side) shall be constructed.
3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

50.TRANS. 12 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. 13 MAP-DEDICATIONS/ACCEPTANCE/SUR RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP-DEDICATIONS/ACCEPTANCE/SUR (cont.) RECOMMND

requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 14 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 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>

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 18 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 19 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. 20 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 21 MAP - TS/GEOMETRICS RECOMMND

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 22 MAP - TRANSPORTATION BENEFIT RECOMMND

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

If the contribution has been made to the Transportation Department to satisfy 20.TRANS.1, this condition shall be deemed met. If however, the contribution has not been made within one (1) year of project approval per 20.TRANS.1, this condition shall apply and the contribution shall be provided prior to recordation of the tract map.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

accommodate 100 year storm flows.

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

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

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

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

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment

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60. PRIOR TO GRADING PRMT ISSUANCE

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

control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 16 MAP - IMPORT/EXPORT RECOMMND

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

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

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

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

EPD DEPARTMENT

60.EPD. 1 - HMMP/MITIGATION CREDITS RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - HMMP/MITIGATION CREDITS (cont.)

RECOMMND

been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 2 - IMPLEMENT DBESP

RECOMMND

Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

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

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60.EPD. 3 - NESTING BIRD SURVEY (cont.)

RECOMMND

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 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 -30 DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 5 & 6 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

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60.EPD. 4 -30 DAY BURROWING OWL (cont.) RECOMMND

August 31) by a qualified biologist shall be required. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and 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. 5 - PERMANENT FENCING PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 6 - BIOLOGICAL MONITORING RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities,

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60.EPD. 6 - BIOLOGICAL MONITORING (cont.) RECOMMND

fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FLOOD RI DEPARTMENT

60.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 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. 2 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. 3 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 preliminary water quality management plan (PWQMP). 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP PHASING (cont.) RECOMMND

diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP 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 tract boundaries . A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 6 MAP WRITTEN PERM CONC FLOWS RECOMMND

The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained.

A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 INEFFECT

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

60.FLOOD RI. 9 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

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR RECOMMND

County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.
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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

MAP - PALEO PRIMP AND MONITOR (cont.)

RECOMMND

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 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.

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60.PLANNING. 2 MAP - PALEO PRIMP AND MONITOR (cont.) (cont.)RECOMMND

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 4 MAP - COMMUNITY TRAIL ESMNT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

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

60.PLANNING. 17

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 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.

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60.PLANNING. 18 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. 19 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 22 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 23 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. 25 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas

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60.PLANNING. 25

MAP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 26

MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for

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60.PLANNING. 26

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

coordination and advisory purposes for all groups' interests only.

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

Should repatriation of collected cultural items 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 and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 27

MAP - MM 4.5-4

RECOMMND

Per MM 4.5-4, prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

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60.PLANNING. 28

MAP - MM 4.6-4

RECOMMND

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological 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, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological 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 consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 29

MAP - MM 4.9-4

RECOMMND

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department

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60.PLANNING. 29 MAP - MM 4.9-4 (cont.)

RECOMMND

and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

60.PLANNING. 30 MAP - MM 4.9-5

RECOMMND

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a.Explosive handling
- b.Chemical exposure
- c.Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is

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60.PLANNING. 30

MAP - MM 4.9-5 (cont.)

RECOMMND

capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

i. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30

MAP - MM 4.9-5 (cont.) (cont.)

RECOMMND

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.

7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8.Explosive materials shall not be abandoned.

9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

60.PLANNING. 31

MAP - MM 4.9-6

RECOMMND

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during

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60.PLANNING. 31 MAP - MM 4.9-6 (cont.) RECOMMND

construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

60.PLANNING. 32 MAP - MM 4.13-1 RECOMMND

Per MM 4.13-1, prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May during weekdays, except in emergencies.

60.PLANNING. 33 MAP - MM 4.13-4 RECOMMND

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

60.PLANNING. 34 MAP - MM 4.13-14 RECOMMND

Per MM 4.13-14, prior to the issuance of a grading permit, the applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required.

This plan shall include, at a minimum, the following

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60.PLANNING. 34 MAP - MM 4.13-14 (cont.)

RECOMMND

aspects/infor-mation:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

60.PLANNING. 35 MAP- FENCING FOR CULTURAL AREA

RECOMMND

Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be determined and agreed upon between the Native American Tribes and the Applicant.

60.PLANNING. 36 MAP - GRADING ELEVATIONS

RECOMMND

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satafaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design complies with this condition of approval.

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60.PLANNING. 37 MAP - MM 4.10-2

RECOMMND

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at the time of construction.

60.PLANNING. 38 MAP- MM 4.6-6

RECOMMND

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 39 MAP- MM 4.6-7

RECOMMND

Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.

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60.PLANNING. 40

MAP- MM 4.6-8

RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 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. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

60.PLANNING. 41

MAP- MM 4.6-9

RECOMMND

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

60.PLANNING. 42

MAP- MM 4.6-10

RECOMMND

In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project,

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60.PLANNING. 42

MAP- MM 4.6-10 (cont.)

RECOMMND

all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take in to account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder, the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.

60.PLANNING. 43

MAP- MM 4.6-1 (2)

RECOMMND

The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe. This site shall be protected by a fence and maintained as part of the community park that will be constructed by the proposed project. In consultation with Native American tribal representatives, a plaque or kiosk explaining the significance of the Native American archaeological resources at this site shall be developed, installed and maintained at this site. The site shall be protected from future trespass but shall be accessible to any Native American or professional archaeologist for future study with approval of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 43 MAP- MM 4.6-1 (2) (cont.) RECOMMND

participating Native American tribal representatives.

This mitigation measure is repeated in the 90 series.

TRANS DEPARTMENT

60.TRANS. 1 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>.

60.TRANS. 2 MAP - 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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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

MAP - TRANSPORTATION BENEFIT

RECOMMND

Prior to issuance of a grading permit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2

MAP - PALEO MONITORING REPORT

RECOMMND

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

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. 4 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

70.PLANNING. 5 MAP - CURATION AGREEMENT RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

70.PLANNING. 43 MAP- MM 4.6-11 RECOMMND

A Phase IV Monitoring Report, prepared by the Project archaeologist, that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 43

MAP- MM 4.6-11 (cont.)

RECOMMND

monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property; describe how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade

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80. PRIOR TO BLDG PRMT ISSUANCE

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

certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

80.EPD. 2 MAP - PERMANENT FENCE INSTALL RECOMMND

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 3 MAP - MSHCP UWIG 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3

MAP - MSHCP UWIG (cont.)

RECOMMND

quality of runoff discharged to the on-site mitigation areas or downstream 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 on-site mitigation areas or downstream to 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 on-site mitigation areas or 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas 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 or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 3 MAP - MSHCP UWIG (cont.) (cont.) RECOMMND

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 or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas 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 or on-site mitigation areas 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 and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

FIRE DEPARTMENT

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

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

Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER (cont.) RECOMMND

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 5 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP ZONE 7 PRESENT WORTH MAINT (cont.) RECOMMND

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

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18

MAP - Walls/Fencing Plans

RECOMMND

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

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

view of all fences shall be shown on the fencing plan.

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

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

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

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

G. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19

MAP - MM 4.3-1

RECOMMND

Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and

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80.PLANNING. 19 MAP - MM 4.3-1 (cont.) RECOMMND

domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

80.PLANNING. 20 MAP - MM 4.4-19 RECOMMND

Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
9. Design of buildings with "cool roofs" using products

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80.PLANNING. 20 MAP - MM 4.4-19 (cont.) RECOMMND

certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;

10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and

11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

80.PLANNING. 22 MAP - MM 4.4-20 RECOMMND

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

80.PLANNING. 23 MAP - MM 4.4-23 RECOMMND

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

80.PLANNING. 24 MAP - MM 4.4-24 RECOMMND

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

80.PLANNING. 25 MAP - MM 4.6-2 RECOMMND

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these

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80.PLANNING. 25 MAP - MM 4.6-2 (cont.)

RECOMMND

areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

80.PLANNING. 26 MAP - MM 4.13-17

RECOMMND

Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

80.PLANNING. 27 MAP - MM 4.18.1-1

RECOMMND

Per MM 4.18.1-1, the following water consumption reduction measures shall be implemented by the proposed project.

Ultra-Low-Flush Toilets (ULFT): More than 15,700 ULFTs have been installed in residential homes.

Residential High- Efficiency Clothes Washers (HECW): More than 1,000 HECW units have been installed. They use 40 percent less water and require 55 percent less energy.

Water-saving showerhead program: Customers are using more than 25,500 low-flow showerheads and water use efficiency kits handed out at headquarters and community outreach.

California Friendly Model Home Program: This offers financial incentives for builders to install water efficient landscaping, fixtures and appliances in new model homes, demonstrating significant water savings for homeowners.

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80.PLANNING. 28 MAP - MM 4.18.3-2

RECOMMND

Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

TRANS DEPARTMENT

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

RECOMMND

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - R & B B D RECOMMND

Prior to the time of issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District.

NOTE: The project gross acreage is 170.8 acres.

This condition shall not be deferred to occupancy permit.

WASTE DEPARTMENT

80.WASTE. 1 MAP - 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.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.)

RECOMMND

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

Prior to release for building final, the applicant shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The perimeter walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-wide Parks and Recreation District.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 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 170 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 542.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - MM 4.4-29

RECOMMND

Per MM 4.4-29, the applicant shall provide a brochure to future residents displaying transportation information in a prominent area accessible to residents and a kiosk at park locations.

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90.PLANNING. 14 MAP - MM 4.6-1

RECOMMND

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
 - a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:
 - b. The site boundaries shall be identified.
 - c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.
 - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.
 - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.
 - f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - MM 4.6-1 (cont.)

RECOMMND

project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of controlling access shall be identified at the County's discretion.

90.PLANNING. 15 MAP - MM 4.9-3

RECOMMND

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).

90.PLANNING. 16 MAP - MM 4.10-4

RECOMMND

Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter

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90.PLANNING. 16 MAP - MM 4.10-4 (cont.) RECOMMND

for odors and control of vector habitat to prevent vector growth and dispersal.

90.PLANNING. 17 MAP - MM 4.11-1 RECOMMND

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy.

90.PLANNING. 18 MAP - MM 4.13-15 RECOMMND

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

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90.PLANNING. 18 MAP - MM 4.13-15 (cont.) RECOMMND

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

90.PLANNING. 19 MAP - MM 4.17-2 RECOMMND

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

The following intersection recommendations represent the minimum lanes that must be provided to achieve acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017)

El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared through-right turn lane.

Southbound Approach: One shared left-through lane.

Eastbound Approach: N/A

Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:
Northbound Approach: One shared left-through-right turn lane.

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90.PLANNING. 19

MAP - MM 4.17-2 (cont.)

RECOMMND

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics:

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane.

Eastbound Approach: One shared left-through lane.

Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics:

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane.

Eastbound Approach: One shared left-through lane.

Westbound Approach: One shared through-right turn lane.

Phase 2 (2019)

El Centro Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.

Southbound Approach: N/A

Eastbound Approach: One shared through-right turn lane.

Westbound Approach: One shared left-through lane.

La Ventana Road / Garbani Road - Install a traffic signal

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19

MAP - MM 4.17-2 (cont.) (cont.)

RECOMMND

and construct the intersection with the following geometrics:

Northbound Approach: One left turn lane and one shared through-right turn lane.

Southbound Approach: One left turn lane and one shared through-right turn lane.

Eastbound Approach: One left turn lane and one shared through-right turn lane.

Westbound Approach: One left turn lane and one shared through-right turn lane.

The traffic signal at La Ventana Road and Garbani Road may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:

Northbound Approach: One shared left-through-right turn lane.

Southbound Approach: One shared left-through-right turn lane.

Eastbound Approach: One shared left-through-right turn lane.

Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control on the westbound approach and construct the intersection with the following geometrics:

Northbound Approach: One shared through-right turn lane.

Southbound Approach: One shared left-through lane.

Eastbound Approach: N/A

Westbound Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.

Southbound Approach: N/A

Eastbound Approach: One shared through-right turn lane.

Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 MAP - MM 4.17-2 (cont.) (cont.) (cont.) RECOMMND

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

90.PLANNING. 20 MAP - MM 4.17-3 RECOMMND

Per MM 4.17-3, the applicant shall fund recommended Improvements to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)
-Add traffic signal (required for Existing conditions)
-Add a northbound left turn lane (required for Existing conditions)
-Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
-Add traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4)
-Add a 2nd southbound left turn lane (required for Existing conditions)
-Add a 2nd eastbound through lane (required for Existing conditions)
-Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6)

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - MM 4.17-3 (cont.)

RECOMMND

- Add a 2nd eastbound through lane (required for Existing conditions)
- Add a 2nd westbound through lane (required for Existing conditions)
- Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11)
-Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12)
-Add overlap phasing on the northbound right turn lane (required for Existing conditions)
-Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17)
-Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18)
-Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31)
-Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of

TRACT MAP Tract #: TR36785

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - MM 4.17-3 (cont.) (cont.) RECOMMND

the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

90.PLANNING. 21 MAP - MM 4.17-4 RECOMMND

Per MM 4.17-4, the applicant shall fund the recommended Improvements to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)
oAdd traffic signal (required for Existing conditions)
oAdd a northbound left turn lane (required for Existing conditions)
oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4)
oAdd a 2nd southbound left turn lane (required for Existing conditions)
oAdd a 2nd eastbound through lane (required for Existing conditions)
oAdd overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6)
oAdd a 2nd eastbound through lane (required for Existing conditions)

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 MAP - MM 4.17-4 (cont.)

RECOMMND

- oAdd a 2nd westbound through lane (required for Existing conditions)
- oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)
- oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8)

- oAdd a 2nd eastbound through lane
- oAdd a 2nd westbound through lane
- oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11)

- oAdd overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12)

- oAdd overlap phasing on the northbound right turn lane (required for Existing conditions)
- oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17)

- oAdd a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18)

- oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31)

- oAdd a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 MAP - MM 4.17-4 (cont.) (cont.) RECOMMND

serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

90.PLANNING. 22 MAP - MM 4.17-5 RECOMMND

Per MM 4.17-5, the applicant shall fund the recommended Improvements to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

90.PLANNING. 23 MAP - MM 4.17-6 RECOMMND

Per MM 4.17-6, the applicant shall fund the recommended Improvements to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

90.PLANNING. 24 MAP - MM 4.17-7 RECOMMND

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 MAP - MM 4.17-7 (cont.)

RECOMMND

Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

90.PLANNING. 25 MAP - MM 4.17-1

RECOMMND

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

90.PLANNING. 26 MAP - RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

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Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27

MAP- RCA BENEFIT

RECOMMND

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2

MAP - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3

MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - 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. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District.

NOTE: The project gross acreage is 170.8 acres.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

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

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

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

90.TRANS. 7 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - TS/INSTALLATION (cont.) RECOMMND

reimbursement prior to start of construction of the signal.
All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

WASTE DEPARTMENT

90.WASTE. 1 MAP - 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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 MAP - TRAIL/PARK PLANS RECOMMND

Prior to the issuance of the 20th building permit or completion of Phase I, whichever occurs first, the applicant shall have the trail and park plans as shown on the exhibit/trail plan approved by the District.

100.PLANNING. 2 MAP - TRAIL/PARK MAINTENANCE M RECOMMND

Prior to the issuance of the 20th building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to the Planning Department and Valley Wide that a trail maintenance mechanism is in place.

100.PLANNING. 3 MAP - TRAIL/PARK CONST COMPLET RECOMMND

Prior to the issuance of the 261st building permit or completion of Phase I, whichever occurs first, the applicant shall complete construction of the trail(s)/park(s) as shown on the Tract Map park plans referenced in COA 100.PLANNING.1 approved by Valley Wide and have scheduled an inspection with Valley Wide for its

05/26/16
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 131

TRACT MAP Tract #: TR36785

Parcel: 466-210-038

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 MAP - TRAIL/PARK CONST COMPLET (cont.)

RECOMMND

approval of the completed work.

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

DATE: December 9, 2014

TO:

| | | |
|--|------------------------------------|---|
| Riv. Co. Transportation Dept. | P.D. Geology Section | Perris Union High School District |
| Riv. Co. Environmental Health Dept. | P.D. Landscaping Section | Southern California Edison Co. |
| Riv. Co. Public Health – Ind. Hygiene | P.D. Archaeology Section | Southern California Gas Co. |
| Riv. Co. Fire Department | Riv. Co. Sheriff's Dept. | Verizon |
| Riv. Co. Fire Department- Strategic Planning | Riv. Co. Waste Management Dept. | Time Warner Cable |
| Riv. Co. Building & Safety – Grading | 3rd District Supervisor | Reg. Water Quality Control Board- Santa Ana |
| Riv. Co. Building & Safety – Plan Check | 3rd District Planning Commissioner | Reg. Water Quality Control Board San Diego |
| Regional Parks & Open Space District | Winchester/Homeland MAC | Air Quality Mgmt. - South Coast |
| Riv. Co. Environmental Programs Division | Menifee Union School District | |

GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 – EA42643 - Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third/Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R). The **Change of Zone** proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The **Tentative Tract Map No. 36785** is a Schedule "A" subdivision subdividing 170.8 gross acres into 523 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space. The project will be phased into 11 phases – APN(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, 466-210-038

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2015**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: July 15, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Building & Safety – Grading

P.D. Landscaping Section
P.D. Archaeology Section
3RD District Supervisor
3rd District Commissioner

EMWD
Santa Ana Regional Water Qlty. Board
San Diego Regional Water Qlty. Board

GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785 AMENDED NO. 1 – EA42643 - Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third/Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 dwelling units per acre) and Open Space: Recreation (OS:R). The Change of Zone proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 is a Schedule "A" subdivision subdividing 170.8 gross acres into 523 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space. The project will be phased into 11 phases. BBID: 866-961-504

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on July 30, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Brett Dawson, **(951) 955-0972, Contract Planner**, or e-mail at bdawson@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Board of Directors

Chairman
Eugene Montanez
City of Corona

George Moyer
City of Banning

Brenda Knight
City of Beaumont

Jeffrey Hewitt
City of Calimesa

Tim Brown
City of Canyon Lake

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Lurda Krupa
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Natasha Johnson
City of Lake Elsinore

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D. LaDonna Jempson
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County of Riverside

John Favaglione
County of Riverside

Chris Washington
County of Riverside

John Benoit
County of Riverside

Vice Chairman
Marion Ashby
County of Riverside

Executive Staff

Charles Landry
Executive Director

3000 40th Street, Suite 120
Riverside, California 92501

P.O. Box 156
Riverside, California 92502-156

Phone: (951) 955-9100
Fax: (951) 955-9873

www.rca.org

February 24, 2016

Riverside County Planning Department
Attn: Matt Straite and Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409

RE: GENERAL PLAN AMENDMENT FOR LA VENTANA (HEREIN PROJECT)

Dear Messrs. Straite and Dawson:

The Western Riverside County Regional Conservation Authority supports the extraordinary foundation element change and the La Ventana Project. We have reached an agreement with the project applicant to provide for additional funding to the MSHCP Local Development Mitigation Fees, which we consider to be implementation of additional benefits which are necessary to support an extraordinary foundation element change.

We are pleased that the applicant has moved forward with this project and has agreed to pay \$750,000.00 (\$1,460.00 per unit) over and above the MSHCP fee toward funding the MSHCP. Said additional payment will be made prior to the Certificate of Occupancy levied on each unit. This self-assessment is unique and provides the Western Riverside County Regional Conservation Authority funding to secure and acquire critical conservation lands within the Western Riverside County Multiple Species Habitat Conservation Plan Conservation Area. We endorse the project and support the general plan amendment and the finding of extraordinary foundation element change.

Sincerely,

Charles V. Landry
Executive Director

Supr Chuck Washington

To: All Supr's - Planning

Recent comments

2/5/16 Against 921 & 1129 for the Record
Hearing is Feb 9, 2016

I am against GPA's 921 and GPA 1129

The County held community workshops for the new GPA 960 and this area was to stay RR2 in the General Plan
Just because Supr. Stone approved an Extraordinary Foundation for GPA 921 based on the the Santa Rosa Charter School that
was going to be built across from this land the school did not move forward.

You are only using GPA 921 as a smoke screen to allow GPA 1129 to be approved for the owner of his property (which we all
know who owns this property) and it's not Global Investments.

GPA 921 has not had the legal Public Hearings nor was the community ever told or notified of this zone approval by Supr. Jeff
Stone until the signs were put up in Dec. 2015 how many years later.

Interesting how Jeff Stone ran for this office against Jim Vennable because he said he didn't like his blanket approvals on what was
taking place in the County, and he turned out to be the same way making all these deals with land owners using the Extraordinary
Foundation or Fast Track process you get around the home owners. This seems to be the norm with many of our Supr.'s. I guess
they forget who voted them into their titles and who they are to represent. It sure doesn't seem to be the Community they are
working for anymore.

And please do not use the New High School as the "GAME CHANGER"

I'm not so sure this school will be built based on the Calif. Code of Regulations for Schools 17212 & 17212.5 the Supr's. need to
look up these codes themselves because we have told the Planning Dept. and others of this issue and it just seems to be DEAF
EARS!!! The County Map of GPA 960 clearly shows this area to be in what's called a Dam-Failure Inundation Zone and the
amount of water in this area will not be able to be mitigated at a reasonable cost. It would be interesting to know who signed the
documents for the school saying this area is not in a Dam-Failure Inundation Zone to let it move forward.

State of Calif. passed a Law on 6-1-1998 which states agents and sellers of real property in Calif. are required to disclose to all
potential buyers (involving residential & non residential) whether the subject property is in an officially mapped Dam-Failure
Inundation Zone.

Failure to make the required disclosure may render the seller or the seller's agent liable for actual damages suffered by the buyer.
I would think that the County and all the Supr's could also be held responsible down the road should something happen by letting all
these projects move forward anywhere in the County that fall under the Dam-Failure Inundation Zone area.

It's interesting how the design capacity of the dam was quietly lowered by 50 Billion Gallons to lessen the potential for a

catastrophic failure by officials, but this doesn't mean it can't still happen. The East Side Dam has a fault that runs very close to it and
if I'm not mistaken part runs under it according to my research.

Hope all the Supr's that are going to Vote on this GPA on Feb. 9th, change their minds no matter what has been said to them to
move it forward. If they care anything about the Communities they represent as this water flows a long way and doesn't just stop in
this area that we are talking about.

Vicki Romberger, Menifee, CA

4 minutes ago

see attached Map
Vicki Romberger 2/5/16

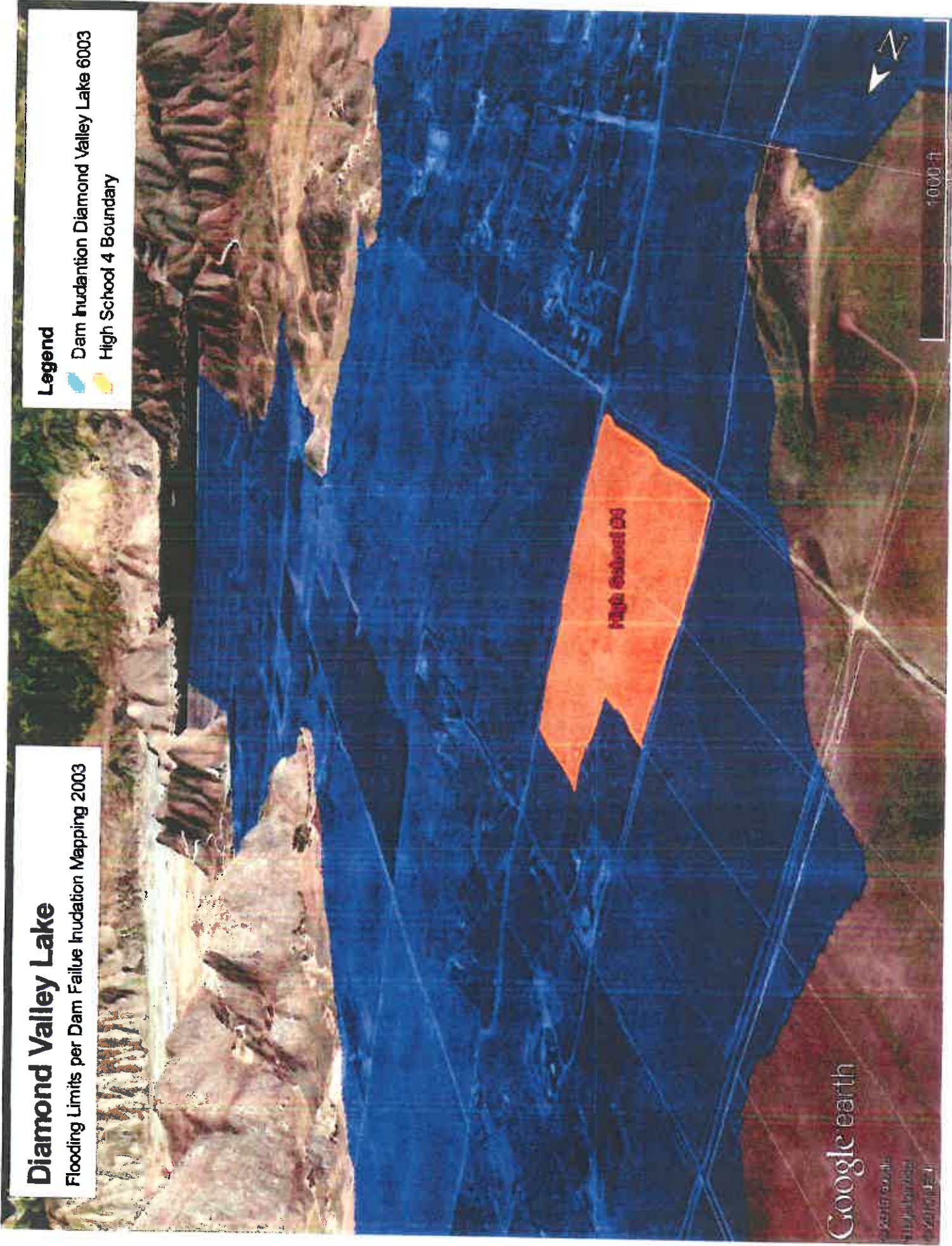
0

Diamond Valley Lake

Flooding Limits per Dam Failure Inundation Mapping 2003

Legend

- Dam Inundation Diamond Valley Lake 6003
- High School 4 Boundary



1000 ft



LAW

Dam-failure Inundation Zone

6-1-98 signed by Wilson
 Effective March 1, 1998, Agents and Sellers of real property in California are required to disclose to all potential buyers whether the subject property is in an officially mapped dam-failure inundation zone.

* A dam-failure inundation zone is DIFFERENT than the "NFIP" flood zone for which a determination is required when borrowing a federally-backed mortgage loan. The National Flood Insurance Program (NFIP) flood zones are areas along streams or coasts where storm flooding is possible from a "100-year flood."

Dam-failure inundation, in contrast, is flooding which could result from the failure of a dam upstream as the result of an earthquake or other catastrophe.

This disclosure requirement was signed into law on October 6th, 1997, by Governor Pete Wilson. Based on California Assembly Bill 6X (called the "Torlakson Bill"), this new law outlines the specific procedures for existing natural hazard disclosures, and incorporates dam-failure inundation as an additional mandatory disclosure zone for clarifying flood zone disclosures.

A Standardized Natural Hazards Disclosure Statement form must now be completed with the appropriate information and signed by the Buyer and the Seller.

(See also new requirements for Very High Fire Hazard Severity Zone disclosure and Seismic Hazard Mapping Act Zone disclosure.)

| [HOME](#) | [CoreLogic](#) |

Questions, comments, or problems? kdavid@corelogic.com
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CALIFORNIA BAR JOURNAL

OFFICIAL PUBLICATION OF THE STATE BAR OF CALIFORNIA - AUGUST 1999



MCLE SELF-STUDY

Natural Hazard Disclosure *LAW*

Failure to comply with 1998 law may render seller of property or agent liable for actual damages

By JEFFREY G. WAGNER

see pg 3

REGULARS

[Front Page - August 1999](#)

News

- [Affordable MCLE to highlight 4-day annual convention](#)
- [Pay your fees, avoid suspend](#)
- [Board to meet Aug. 20-21](#)
- [Ethics problem? Get relief](#)

Obituary

- [Anne Charles, bar media director](#)

[Trials Digest](#)

Opinion

- [For lawyers, a little thanks](#)

[From the President - Casualties - still - of the Wilson veto](#)

[Letters to the Editor](#)

MCLE Self-Study

- [Natural Hazard Disclosure](#)
- [Self-Assessment Test](#)
- [MCLE Calendar of Events](#)

*Urgency legislation signed by Gov. Wilson last year, which became effective June 1, 1998, may have a widespread impact on real estate transactions in California involving both residential and nonresidential properties. Sellers now must disclose to buyers if the property is located in a special flood hazard area, dam failure inundation area, earthquake fault zone, seismic hazard zone, high fire severity area or a wildland fire area. The disclosure requirements apply to all real estate transactions, including residential resales, new subdivision sales and commercial property transactions. Failure to make the required disclosure may render the seller or the seller's agent liable for actual damages suffered by the buyer.

The legislation mandates the specific form of disclosure that must be made for certain types of residential sales. The new consolidated natural hazard disclosure statement (NHDS) must be provided if: (1) the sale is subject to the real estate transfer disclosure statement (TDS) requirement of California Civil Code §§1102 through 1102.17 and the (2) the property is located within one of six designated natural hazard areas.

The TDS and NHDS requirements apply only to residential transactions and generally only to resale transactions, as most new subdivision sales are exempt. The NHDS represents a consolidation of six independent statutory disclosure requirements, three of which became law under the new legislation (special flood hazard area, dam inundation failure area, and high fire severity), and three of which were existing disclosure statutes amended by the new legislation (earthquake fault zone, seismic hazard area, and wildland fire area).

Each separate disclosure statute applies to the sale of "real property" and is

Dawson, Brett

From: Marcie Stimmel <pintoranch7@gmail.com>
Sent: Wednesday, May 18, 2016 11:07 AM
To: Dawson, Brett
Subject: GPA1129, NO

Please leave us alone and to live as we see fit and not have to have MORE traffic in the area....one of the few remaining areas that can be farmed and where animals can be raised and enjoyed and children can grow up seeing where meat and milk come from, instead of from a bottle purchased in the store....we enjoy our rural spaces...respect us...Sincerely, M Stimmel a Menifee resident

Winchester Town Association

P. O. Box 122
Winchester, CA 92596

May 26, 2016

Riverside County Planning Commission
Planner Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409

RE: La Ventana Project, EIR No. 542, GPA #1129, C207856, & TR36785

Dear Honorable Planning Commissioners,

The Winchester-Homeland Land Use Committee on behalf of the Winchester Town Association is submitting these comments regarding the above noted project. We have met with project proponents on three separate occasions.

This 170 acre project is within the Winchester-Homeland Municipal Advisory Council's westerly boundary which extends to Briggs Road (see attached boundary map). In the Land Use Committee's review of the project, the project is requiring a change of zone from Rural Residential (Estate Density Residential & Rural Residential policy areas) to a medium-density subdivision. This change raises several issues for our community and concern for residents in that vicinity. Adding to the complexity is the fact that a high school site has been acquired adjacent to this project to the east, which is located on Rural Residential property as well.

The Draft EIR, while quite voluminous and detailed, does show the project will require overriding considerations be made for unavoidable significant impacts. The Draft EIR states on page 1-7, "impacts to the local circulation system, especially when coupled with the cumulative development in the area, can be mitigated but with no ability to ensure that the requisite local circulation system improvements are installed prior to the Project's contribution to cumulative traffic". This proposed project and the proposed high school will certainly generate more traffic volumes in that area. The 215 overpass at Scott Road is already extremely overburdened, and Scott Road and Briggs Road are both currently two lane roads for the most part. If the county approves this project we strongly advise a plan to implement the expansion of the Scott Road interchange and upgrading of and Scott, Briggs and Leon Roads be in place and in process.

The land use committee was unable to reach a consensus to oppose or support this project. We did suggest at each of our meetings that the project proponent reach out to the surrounding residences as many were unhappy with the project eroding their rural lifestyle. We are aware that meetings were conducted. We have and continue to encourage those residents who had strong feelings one way or the other to attend or send their comments on the project to the county.

We appreciate the opportunity to comment.

Sincerely,



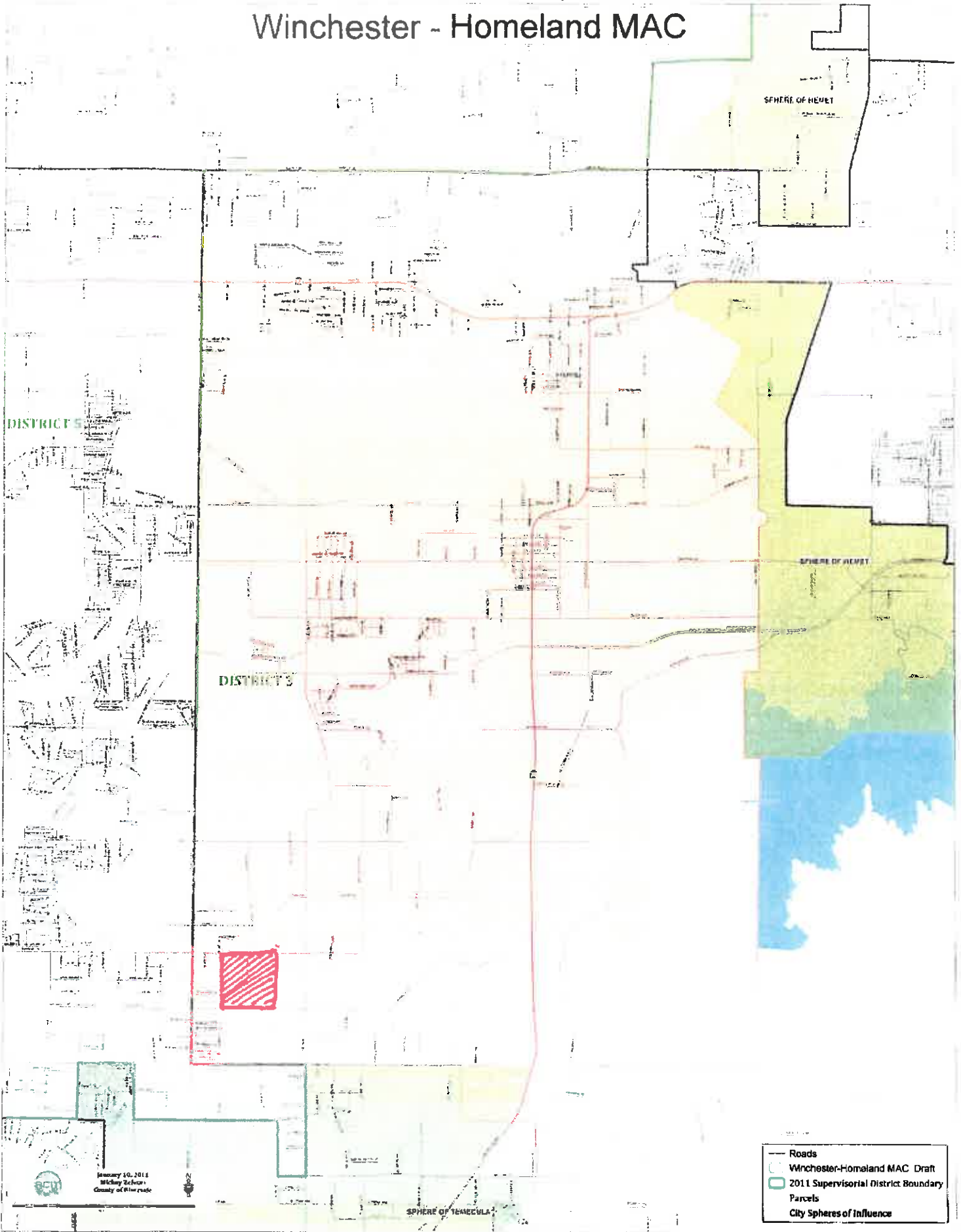
Michael Rowe

Winchester-Homeland Land Use Community Co-Chairman

CC: Third District Supervisor Chuck Washington
Winchester-Homeland Municipal Advisory Council

EXHIBIT "A"

Winchester - Homeland MAC





"Growing Together
Through Education"

**2010-2011
Advanced Placement
Achievement District**

Board of Trustees
Edward Agundez
Dr. Jose Luis Araux
Joan D. Cooley
David G. Nelissen
Carolyn A. Twyman

Jonathan L. Greenberg, Ed.D.
Superintendent

Grant Bennett
Assistant Superintendent
Educational Services

Tonya Davis
Executive Director
Human Resources

Candace Reines
Assistant Superintendent
Business Services

Steve Swartz
Assistant Superintendent
Human Resources

District Administration Center
155 E. Fourth Street
Perris, CA 92570
951-943-6369

Fax Numbers:
Superintendent's Office
951-940-5378
Business Services
951-940-5301
Human Resources
951-943-9852

Student Services Center
1151 N. A Street
Perris, CA 92570
951-943-6369
Fax: 951-943-6799

District Website:
www.puhisd.org

August 27, 2015

Via U.S. Mail and e-mail to: icperez@rctlma.org

Juan C. Perez, Agency Director
Transportation and Land Management
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: La Ventana Ranch Development Project TR36785, CZ07856, EIR524 and GPA1129

Dear Mr. Perez:

It is my understanding that the County of Riverside is currently processing the entitlements for the La Ventana Ranch Project that has been proposed by the Global Investment Pool and Mr. Joseph Rivani. Please be advised that the Perris Union High School District has developed a strong working relationship with representatives from this project over the past several years. Our Board has recently approved a mitigation agreement for this project that is very favorable to our District and extremely important given the new high school facility needs that currently exist. We fully and enthusiastically support the La Ventana Ranch Development Project, value our partnership with them, and urge the County to process the entitlements in an expedited manner.

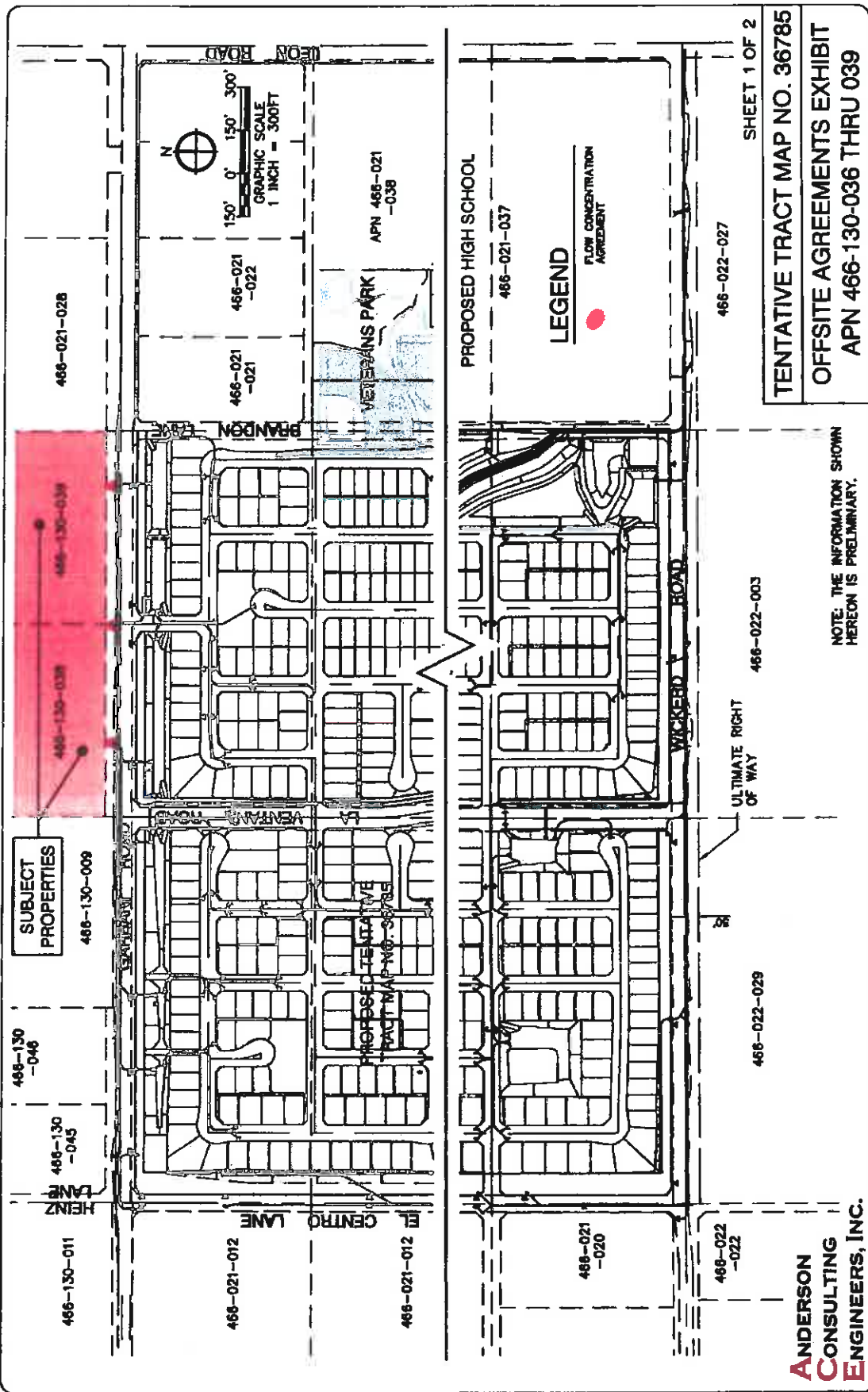
Our School District owns an approximate 52 acre property at the northwest intersection of Wickerd and Leon Roads that is directly adjacent to the La Ventana Ranch Project. It is our intention to construct a new high school at that location that will have capacity for approximately 2,700 students. While we were very fortunate to have the support of our community in November 2012 for our \$153,000,000 local general obligation bond ballot measure, approximately only half of these funds will be allocated to the new high school. As such, we are fully reliant upon additional funding sources to supplement our voter-approved funds. The adequacy and timing of State funding for this much needed high school is very unpredictable. However, the La Ventana Ranch Project will help provide funding and construction improvements that will allow construction of the high school sooner, allowing the District to provide critical additional educational facilities to the area. Pursuant to the School Facilities Funding and Mitigation Agreement that was entered into by the District and the Project applicant, the Project will provide a guaranteed early, local source of funding for the high school. Additionally, the Project applicant will construct improvements that are necessary for the construction and operation of the high school such as new sewer facilities and improvements to Garbani Road. The Project will also assist the District to get in line for eventual State matching funds to prepare for construction.

For these reasons, the Project is vital to the ability of the District to fund and construct the new high school. We therefore strongly support the Project. I would be happy to discuss these issues with you at your convenience.

Sincerely,

Jonathan Greenberg, Ed.D.
Superintendent

c: Steve Weiss, Planning Director – Riverside County
Olivia Balderrama, Legislative Assistant to Supervisor Chuck Washington – Riverside County
Joseph Rivani, La Ventana Ranch Project
Candace Reines, Assistant Superintendent – Perris Union High School District
Fred Good, Fred Good and Associates
Hector Gonzalez, Facilities Director – Perris Union High School District



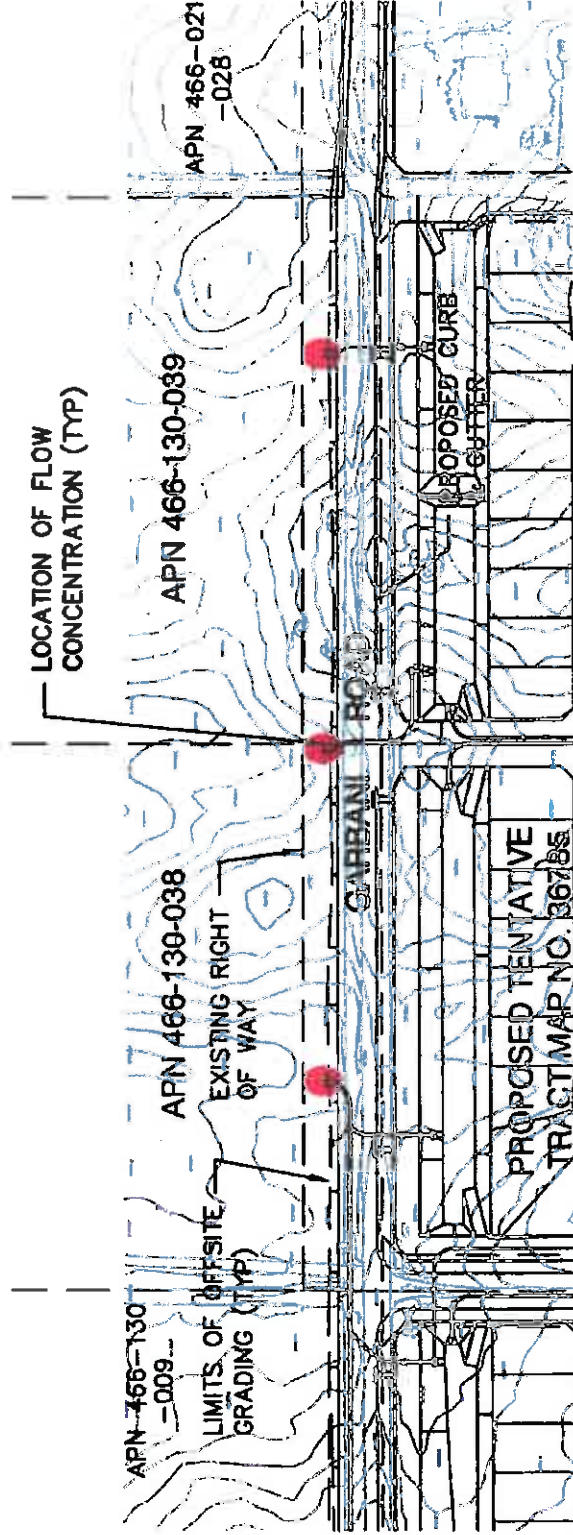
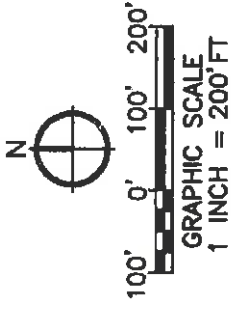
SUBJECT PROPERTIES

SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 36785
 OFFSITE AGREEMENTS EXHIBIT
 APN 466-130-036 THRU 039

NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

**ANDERSON
 CONSULTING
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NOTE: THE INFORMATION SHOWN
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LEGEND

FLOW CONCENTRATION
LETTER

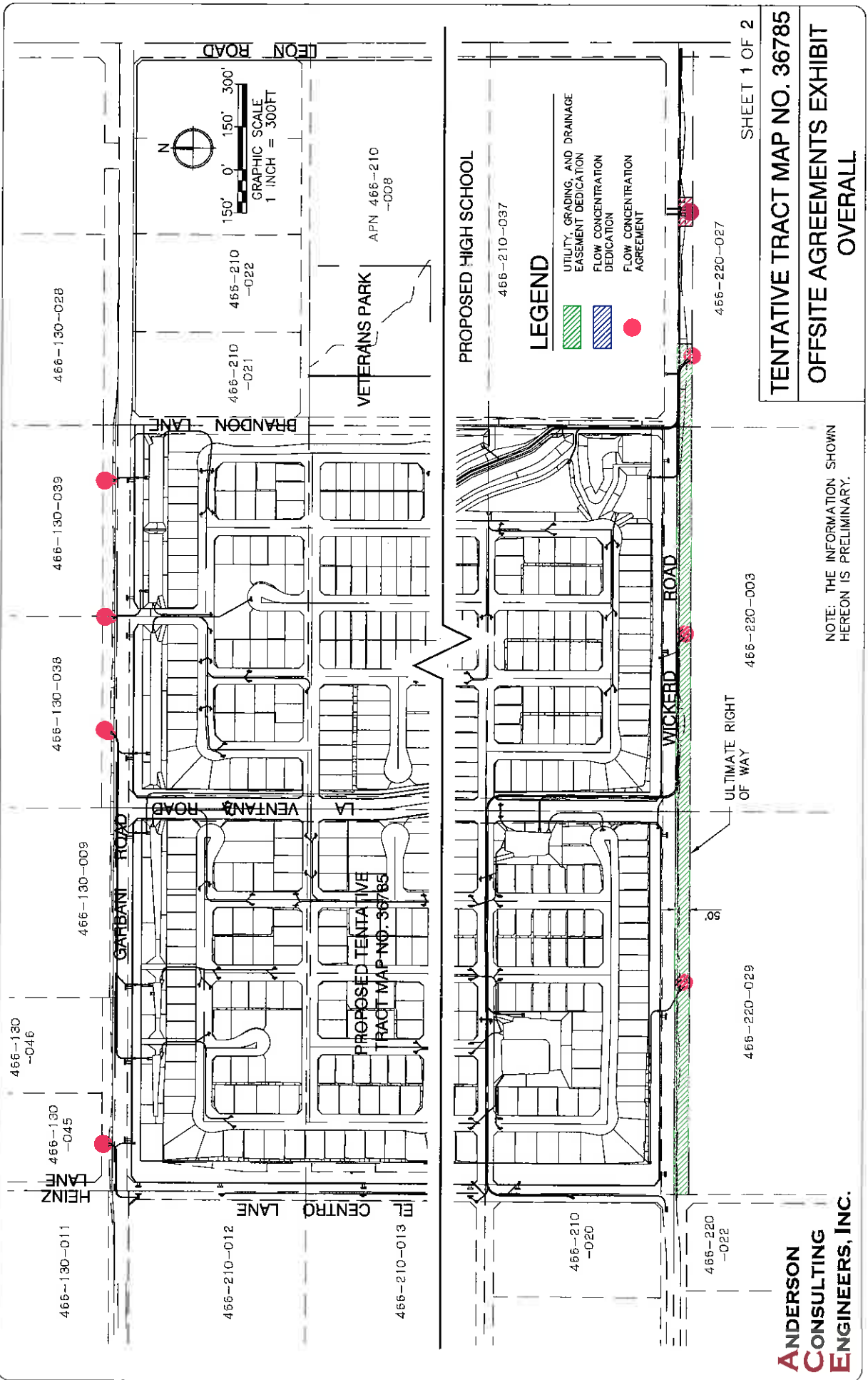
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SHEET 2 OF 2

TENTATIVE TRACT MAP NO. 36785

OFFSITE AGREEMENTS EXHIBIT

APN 466-130-036 THRU 039



SHEET 1 OF 2
 TENTATIVE TRACT MAP NO. 36785
 OFFSITE AGREEMENTS EXHIBIT
 OVERALL

NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

ANDERSON
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5/24/2016

OPPOSITION LETTER GPA 1129
Planning Commission June 1st 2016

Dear Chair and Commission members.

As residents of over 15 years in this special place in Riverside County, we have sought to preserve the integrity of the General Plan and our neighborhood. We are aghast at what GPA 1129 stands to do. Make no mistake, GPA 1129 will destroy all that we moved here for.

GPA 1129 violates every known principle of good planning practices. No buffering, no sensitivity to over 2 years of public testimony, no transitional densities included in the plan, the blatant destruction of the "Estate Density Policy Area East of the 215" but most of all, a complete disregard for County Plannings OWN REPORT from Matt Strait which correctly calls out all of the fatal flaws inherent with GPA 1129.

You will no doubt hear from the proponents that the proposed High School number 4 is the "game changer" It is not, nor should be considered as such.

You may hear from the Perris Union School representative that " he is speaking on behalf of the ENTIRE school board in supporting this project" First of all, this item was never agendized and brought before the school board in a public hearing or forum and secondly, board member Carolyn Twyman who represents this area DOES NOT support this project. [see attached email dated April 28th 2014.

We ask that the Commission respect the over 400 signed petitions submitted from local residents opposing this GPA and send it back for revisions and create a project more compatible with area property owners.

Thank you
Rick Croy
Rural Residents and Friends

Rick Croy

From: cihnen@aol.com
Sent: Tuesday, April 29, 2014 9:30 AM
To: Rick Croy
Subject: Fw: OPPOSITION TO GPA 1129

Sorry I cldnt be there but I sent both messages, see this
Sent via BlackBerry by AT&T

From: "Straite, Matt" <MSTRAITE@rctlma.org>
Date: Tue, 29 Apr 2014 13:36:39 +0000
To: 'cihnen' <cihnen@aol.com>
Subject: RE: OPPOSITION TO GPA 1129

Thank you for the comment. We will pass this on to the Board today and add it to the record.

Matt Straite

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



From: cihnen [<mailto:cihnen@aol.com>]
Sent: Monday, April 28, 2014 12:57 PM
To: Straite, Matt
Subject: OPPOSITION TO GPA 1129

I am writing because I cannot attend the meeting this morning but feel it is imperative to give this information. I am against putting high density housing in this rural area in Menifee, as it was stated in the General Plan. Please respect this plan that was put in place many years ago. Please respect what our General Plan call for.

Thank you

Carolyn Twyman
28918 Capano Bay Ct.
Menifee, CA
92584

Following are Ordinance 460 Section 3.2.J Letters

JUAN G. PEREZ
DIRECTOR
RIVERSIDE COUNTY TRANSPORTATION
AND LAND MANAGEMENT AGENCY
4080 Lemon Street, 19th Floor
Riverside, CA 92503

Dear Mr. Perez,

Tract No. 36785 (Project)
Flow Concentration & Potential Drainage Easement

We, the undersigned owners of that certain property with APN 466-220-029, generally located at the S/E corner of Wickard and El Centro Roads (please refer to enclosed Assessor's Parcel Map), have received and reviewed the exhibits provided by Global Investment Pool, LLC, (Applicant), regarding potential improvements associated with the captioned Project. We understand that those improvements may involve:

- 1) Concentration of drainage flows, and
- 2) Potential drainage easement including Rip Rap and related grading

While we understand that further design and drawings will be provided at a future date, we will be willing to work with the Applicant to provide the necessary consent and/or permission for the right of entry for the construction identified herein on the above referenced property.

By: JOONG HAENG CHOH AND SOOK P. CHOH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST


JOONG HAENG CHOH

Date: Nov 16 / 2015


SOOK P. CHOH

Date: Nov 16 / 2015

By: GENE BYONGJIN OH AND KIM C-H OH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

GENE BYONGJIN OH

Date: _____

KIM C-H OH

Date: _____

JUAN C PEREZ
DIRECTOR
RIVERSIDE COUNTY TRANSPORTATION
AND LAND MANAGEMENT AGENCY
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Dear Mr Perez,

Tract No. 36785 (Project)
Flow Concentration & Potential Drainage Easement

We, the undersigned owners of that certain property with APN 466-220-029, generally located at the S/E corner of Wickard and El Centro Roads (please refer to enclosed Assessor's Parcel Map), have received and reviewed the exhibits provided by Global Investment Pool, LLC, (Applicant), regarding potential improvements associated with the captioned Project. We understand that those improvements may involve:

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By: JOONG HAENG CHOH AND SOOK P CHOH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

JOONG HAENG CHOH

Date: _____

SOOK P CHOH

Date: _____

By: GENE BYONGJIN OH AND KIM C-H OH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

GENE BYONGJIN OH

Date: _____

KIM C-H OH

Date: _____

Tract 36785 Project – Flow Concentration and Potential Drainage Easements

By: TAE HEUNG KIM AND KWANG WON KIM
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

TAE HEUNG KIM

Date: _____

KWANG WON KIM

Date: _____

By: KYUNG HWA KAY IHM,
AS TRUSTEE UNDER THE KYUNG HWA KAY IHM
TRUST NO. 1 DATED JUNE 22, 1993
AS TO AN UNDIVIDED 20% INTEREST

Kyung Hwa Kay Ihm

KYUNG HWA KAY IHM

Date:

11-10-2015

By: JAE E HAN,
TRUSTEE OF THE JAE E HAN TRUST NO.1
DATED OCTOBER 31, 1994, AS TO AN
UNDIVIDED 20% INTEREST

JAE E HAN

Date: _____

JUAN C PEREZ
DIRECTOR
RIVERSIDE COUNTY TRANSPORTATION
AND LAND MANAGEMENT AGENCY
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Dear Mr Perez,

Tract No. 36785 (Project)
Flow Concentration & Potential Drainage Easement

We, the undersigned owners of that certain property with APN 466-220-029, generally located at the S/E corner of Wickerd and El Centro Roads (please refer to enclosed Assessor's Parcel Map), have received and reviewed the exhibits provided by Global Investment Pool, LLC, (Applicant), regarding potential improvements associated with the captioned Project. We understand that those improvements may involve:

- 1) Concentration of drainage flows, and
- 2) Potential drainage easement including Rip Rap and related grading

While we understand that further design and drawings will be provided at a future date, we will be willing to work with the Applicant to provide the necessary consent and/or permission for the right of entry for the construction identified herein on the above referenced property.

By: JOONG HAENG CHOH AND SOOK P CHOH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

JOONG HAENG CHOH

Date: _____

SOOK P CHOH

Date: _____

By: GENE BYONGJIN OH AND KIM C-H OH
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

GENE BYONGJIN OH

Date: _____

KIM C-H OH

Date: _____

LA VENTANA RANCH DEVELOPMENT PROJECT (Tract 36785)

TAE HEUNG KIM AND KWANG WON KIM
HUSBAND AND WIFE AS JOINT TENANTS
AS TO AN UNDIVIDED 20% INTEREST

TAE HEUNG KIM

Date: _____

KWANG WON KIM

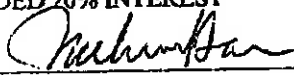
Date: _____

KYUNG HWA KAY IHM,
AS TRUSTEE UNDER THE KYUNG HWA KAY IHM
TRUST NO. 1 DATED JUNE 22, 1993
AS TO AN UNDIVIDED 20% INTEREST

KYUNG HWA KAY IHM


Date: _____


JAE E HAN,
TRUSTEE OF THE JAE E HAN TRUST NO.1
DATED OCTOBER 31, 1994, AS TO AN
UNDIVIDED 20% INTEREST




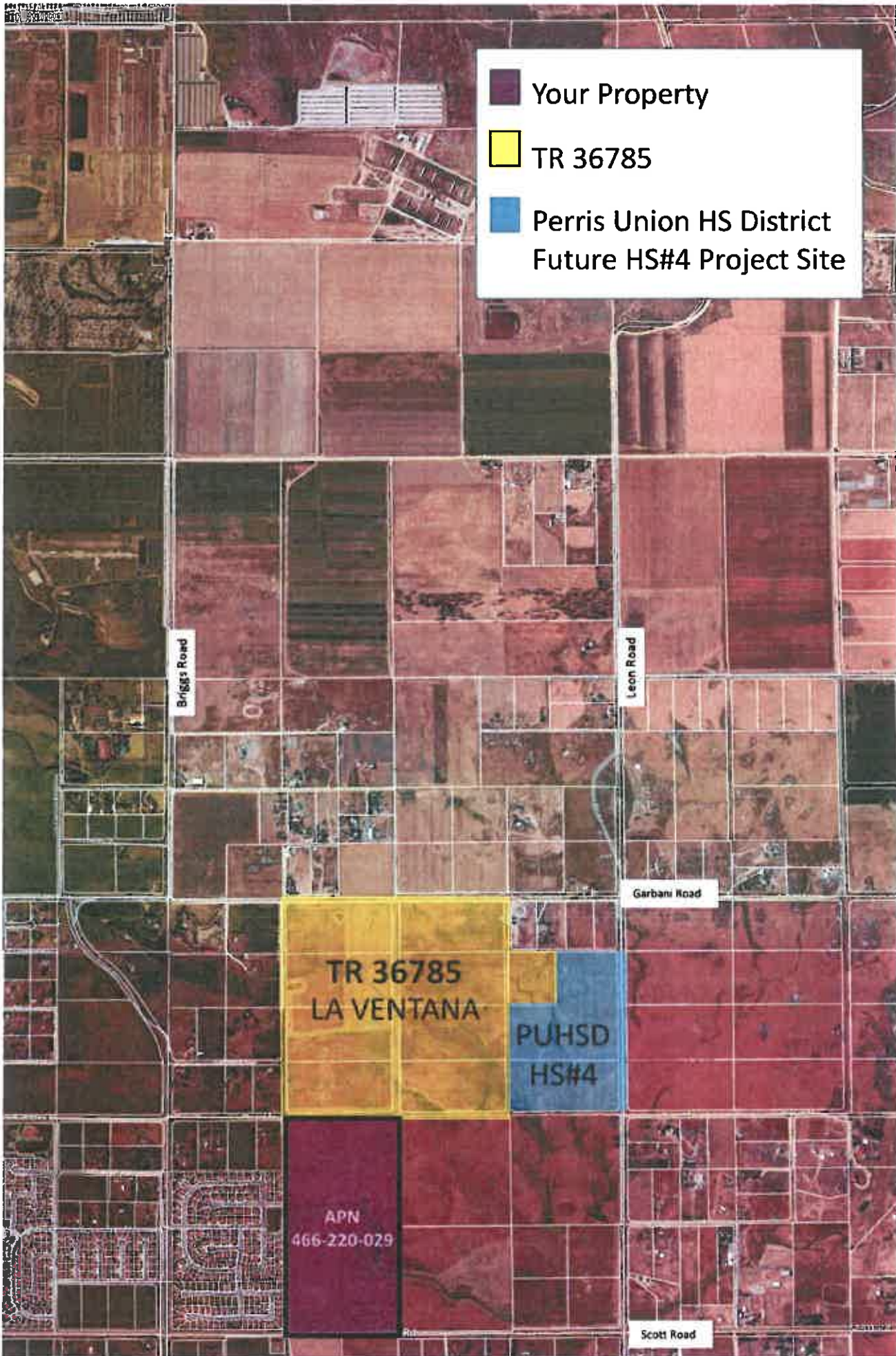
JAE E HAN

Date: Jan. 30, 2016

 Your Property

 TR 36785

 Perris Union HS District
Future HS#4 Project Site



TR 36785
LA VENTANA

PUHSD
HS#4

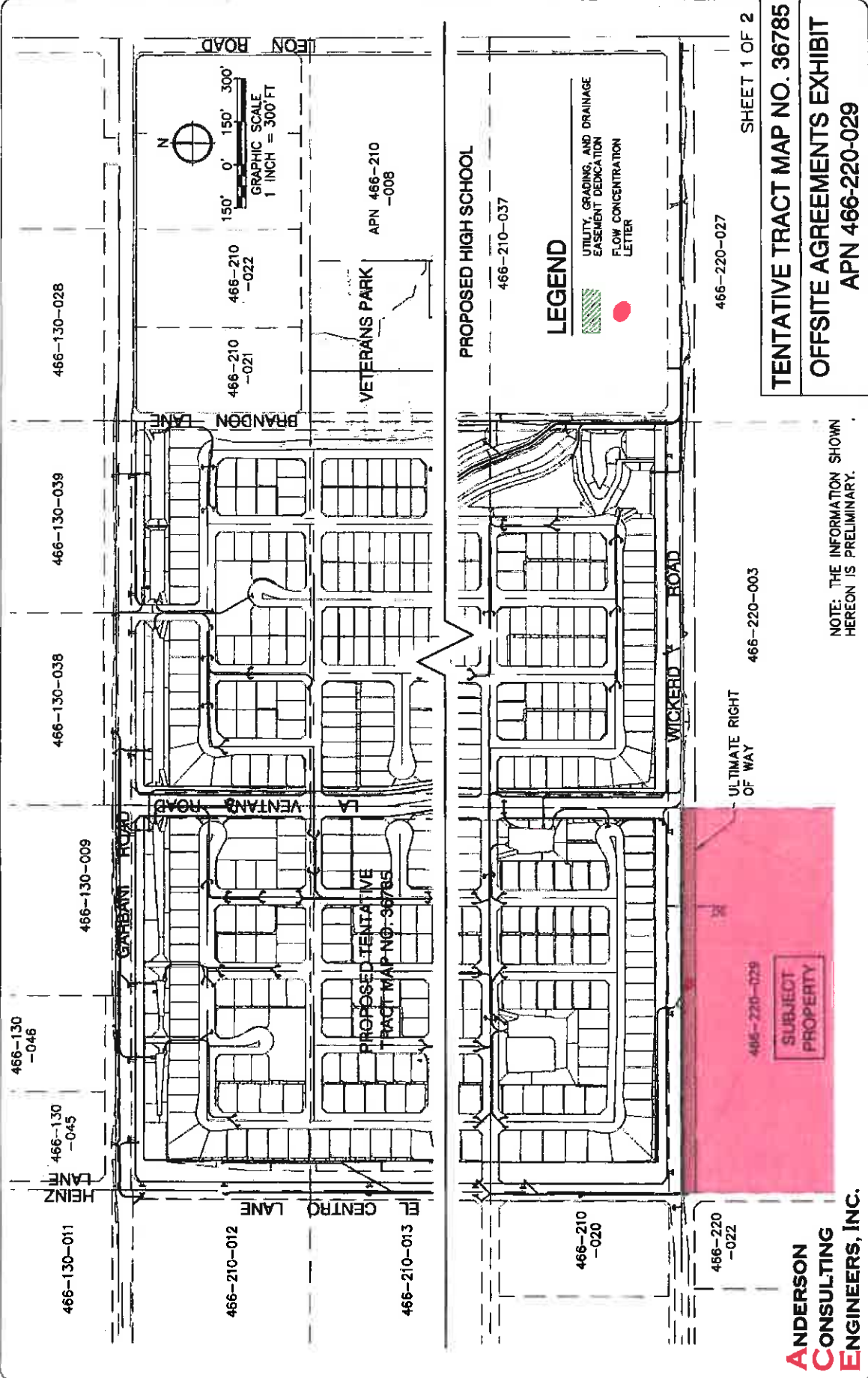
APN
466-220-029

Briggs Road

Leon Road

Garbani Road

Scott Road



SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 36785

OFFSITE AGREEMENTS EXHIBIT

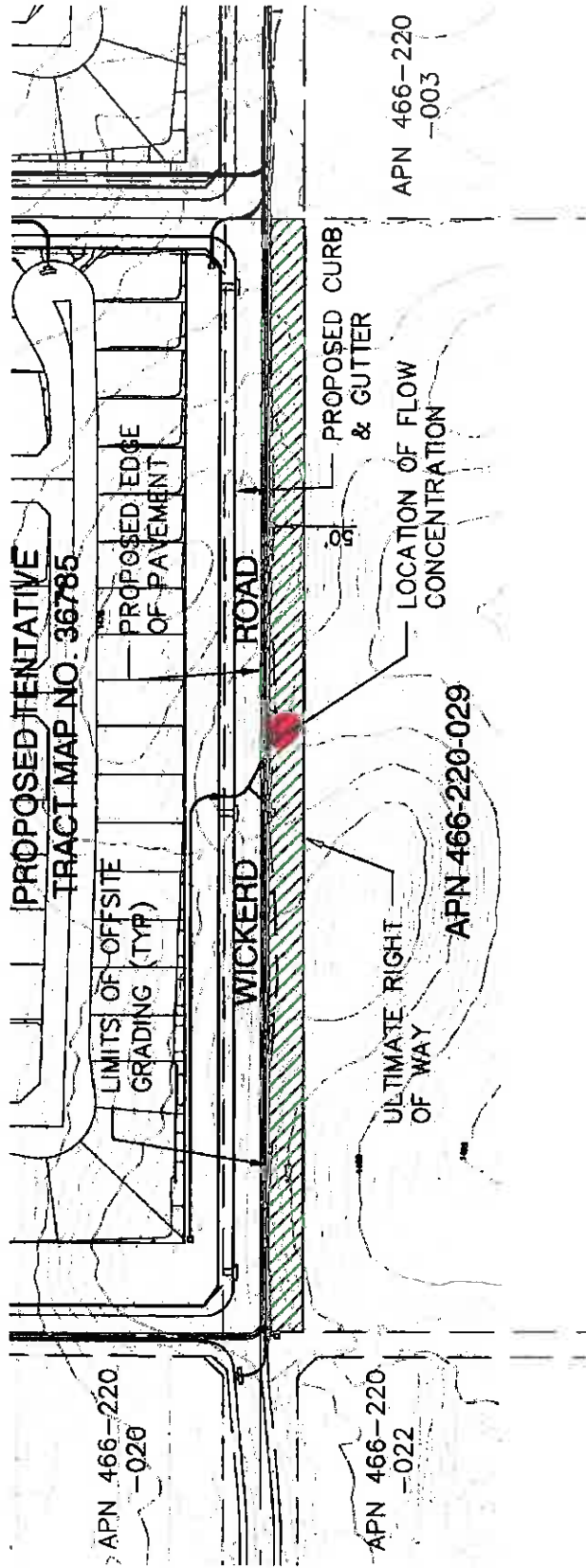
APN 466-220-029

NOTE: THE INFORMATION SHOWN
HEREON IS PRELIMINARY.

**ANDERSON
CONSULTING
ENGINEERS, INC.**





100' 0' 100' 200'
 GRAPHIC SCALE
 1 INCH = 200FT



NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

LEGEND

-  UTILITY, GRADING, AND DRAINAGE EASEMENT DEDICATION
-  FLOW CONCENTRATION LETTER

**ANDERSON
 CONSULTING
 ENGINEERS, INC.**

SHEET 2 OF 2

**TENTATIVE TRACT MAP NO. 36785
 OFFSITE AGREEMENTS EXHIBIT
 APN 466-220-029**

CALVARY CHURCH OF MENIFEE

Concentrated Flow and Easements Letter

JUAN C PEREZ
DIRECTOR
RIVERSIDE COUNTY TRANSPORTATION
AND LAND MANAGEMENT AGENCY
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Dear Mr Perez,

Tract No. 36785 Project
Flow Concentration & Potential Drainage Easement

The CALVARY CHAPEL OF MENIFEE, the undersigned owner of that certain property with APN 466-220-003 , generally located at the S/E of Wickerd and La Ventana Roads (please refer to enclosed Assessor's Parcel Map), have received and reviewed the exhibits provided by Global Investment Pool, LLC, (Applicant), regarding potential improvements associated with the captioned Project. I/We understand that those improvements may involve:

- 1) Concentration of drainage flows, and
- 2) Potential drainage easement including Rip Rap and related grading

While we understand that further design and drawings will be provided at a future date, we will be willing to work with the Applicant to provide the necessary consent and/or permission for the right of entry for the construction identified herein on the above referenced property.

By: THE CALVARY CHAPEL OF MENIFEE

Date: 10-13-15

By: John P. Miller
Name
Sr. Pastor
Title

466-22
22-54

1.1.R.A. 054-010
054-105

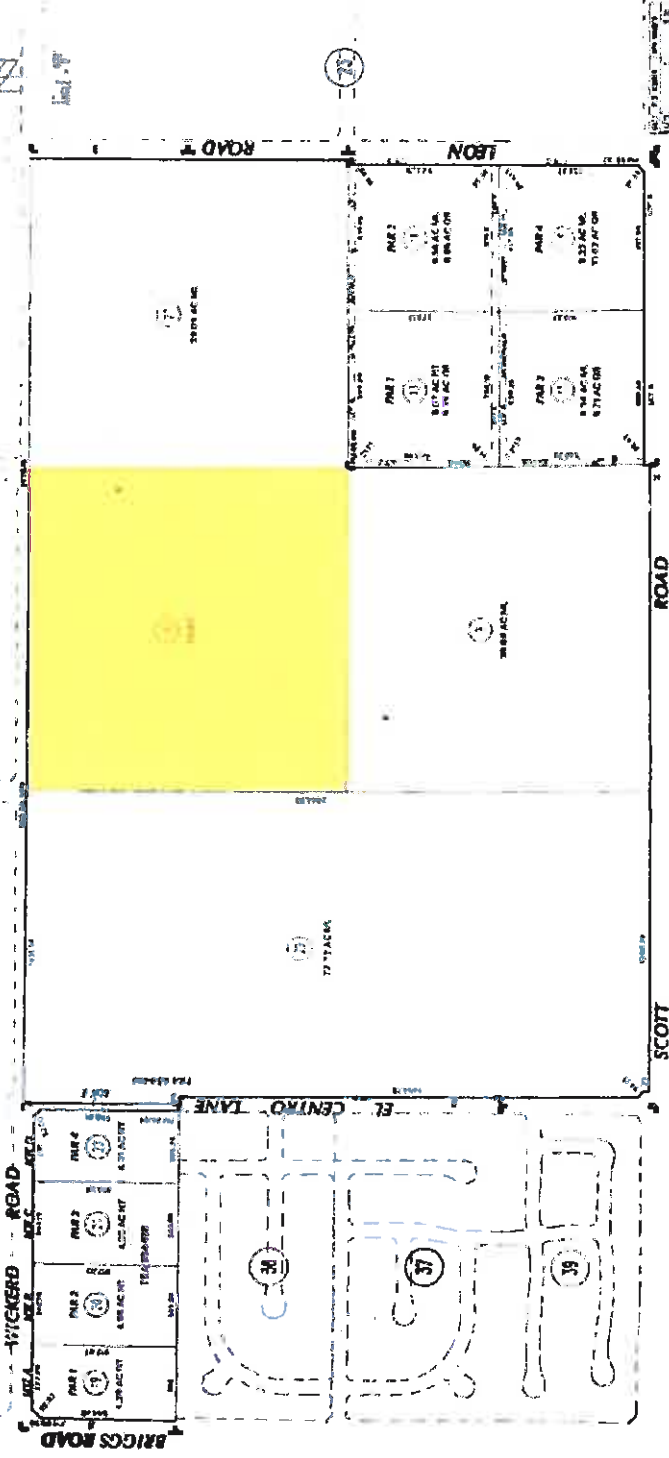
SEC. 10 S. R. 2W

THIS MAP WAS PREPARED FOR AN ASSUMED PURPOSE AND NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. THE USER SHALL VERIFY WITH THE LOCAL OFFICE OF THE COUNTY ENGINEER.

372
10

401

33



389
11

407
33

407
33

407
33

PAR 55/50-61 PARCEL MAP 1481
PAR 63/64 PARCEL MAP 13948
PAR 172/50-51 PARCEL MAP 21896

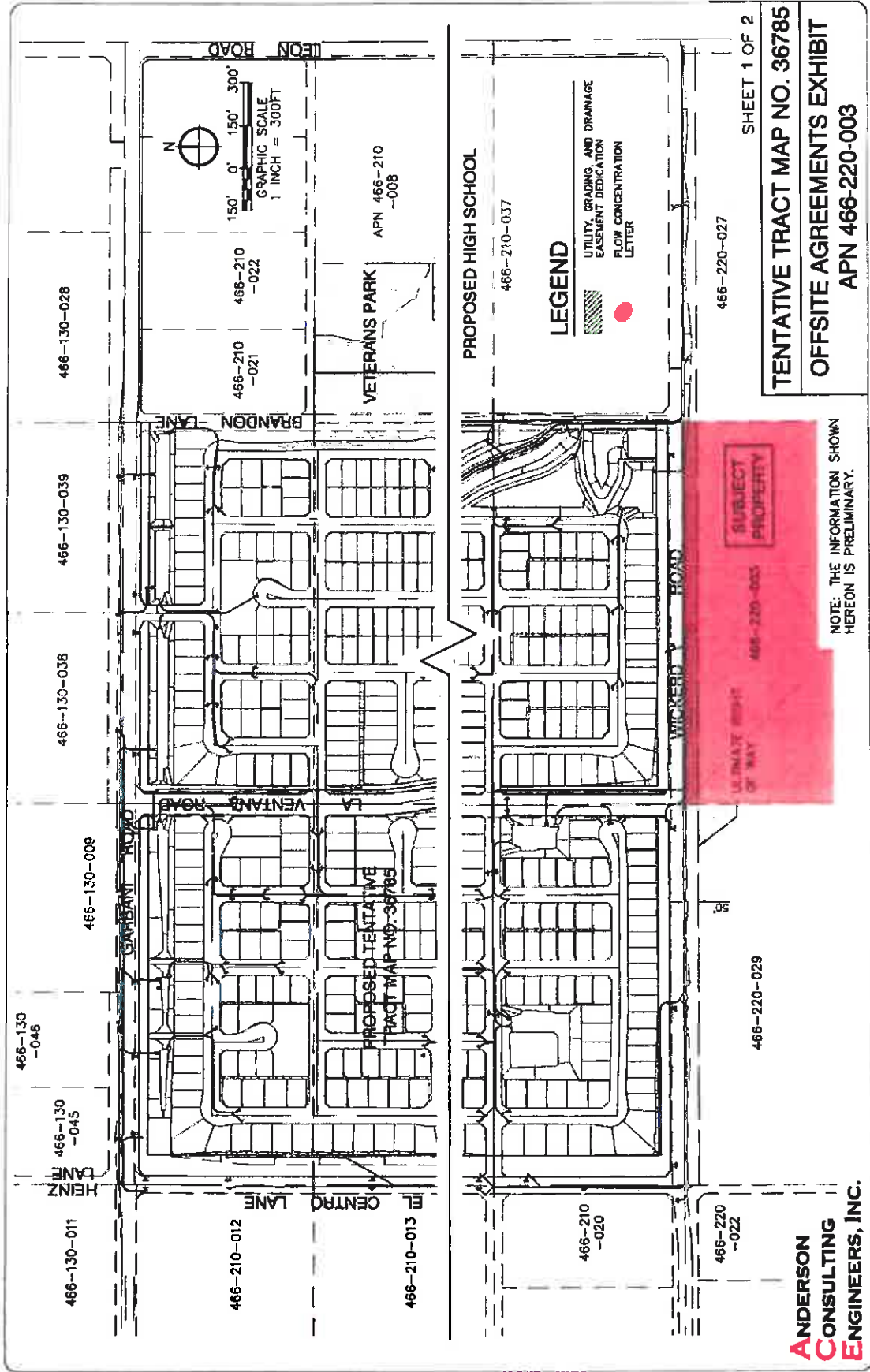
ASSESSOR'S MAP BOOK PG. 22
Blaine County, Calif.

PLM

DATE: 11/11/2010 10:23:20 AM

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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

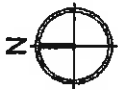


TENTATIVE TRACT MAP NO. 36785
 OFFSITE AGREEMENTS EXHIBIT
 APN 466-220-003

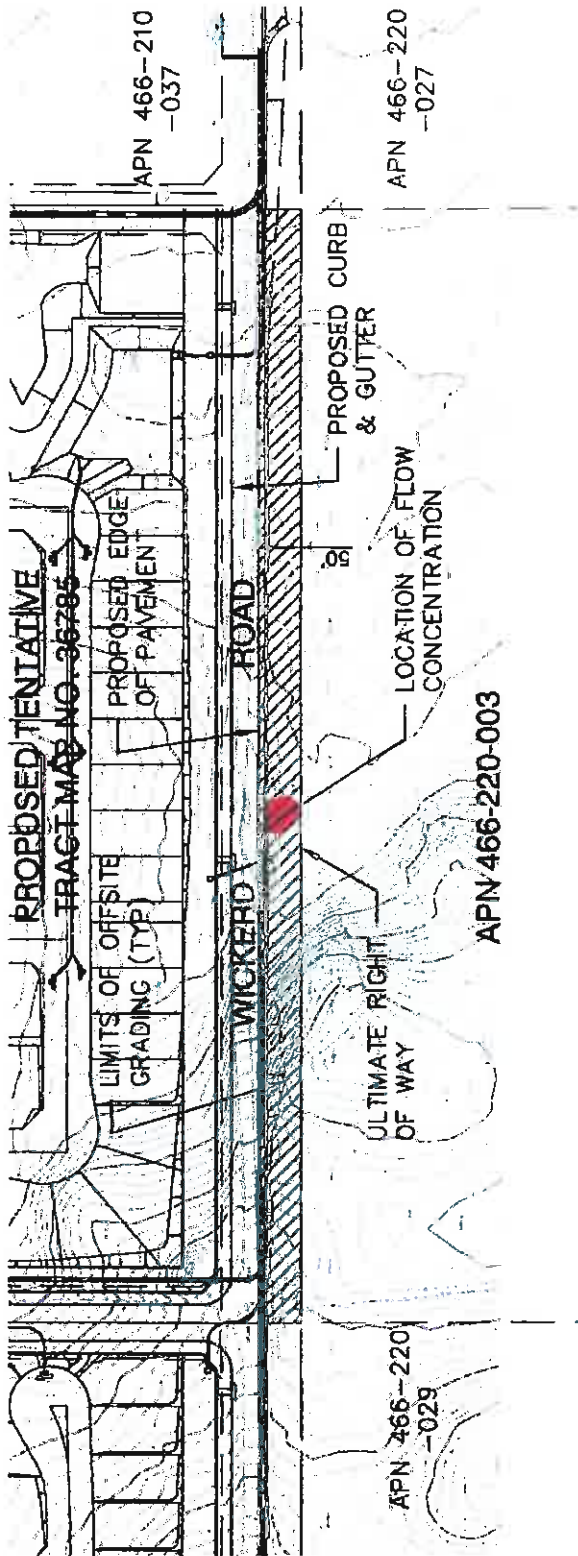
NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

ANDERSON
 CONSULTING
 ENGINEERS, INC.

SHEET 1 OF 2





100' 0' 100' 200'
 GRAPHIC SCALE
 1" INCH = 200' FT



NOTE: THE INFORMATION SHOWN
 HEREON IS PRELIMINARY.

LEGEND

-  UTILITY, GRADING, AND DRAINAGE EASEMENT DEDICATION
-  FLOW CONCENTRATION LETTER

**ANDERSON
 CONSULTING
 ENGINEERS, INC.**

SHEET 2 OF 2

**TENTATIVE TRACT MAP NO. 36785
 OFFSITE AGREEMENTS EXHIBIT
 APN 466-220-003**

ANNE HYMAN / NORTHERN TRUST, et al

Concentrated Flow and Easements Letter

THE HYMAN FAMILY TRUST
3625 E. Thousand Oaks Blvd., Suite 325
Westlake Village, California 91362

November 10, 2015

Juan C. Perez, Agency Director
Transportation and Land Management Agency
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: La Ventana Ranch Development Project (TR 36785):
Possible Flow Concentration & Potential Drainage Easement

Dear Mr. Perez:

We, the undersigned owners of that certain property with APN's 466-130-036, 037, 038 and 039, generally located at the N/E corner of Garbani and La Ventana Roads (please refer to enclosed Assessor's Parcel Map), have received and reviewed certain exhibits provided by Global Investment Pool, LLC, (Applicant), regarding potential improvements associated with the captioned Project. We understand that those improvements may involve:

Concentration of drainage flows, and

Potential drainage easement including Rip Rap and related grading.

While we understand that further designs and drawings will be provided at a future date (which designs and drawings, as it relates to our property, we will have the right to review approve (or disapprove) in our discretion), we are willing to work with the Applicant to better understand their desire to obtain our consent and/or permission for the right of entry for the construction identified herein on the above referenced property.

Very truly yours,

ANNE HYMAN, NORTHERN TRUST COMPANY and TIMOTHY M. ISON (and their respective successors), not in their respective individual capacities but solely in their respective capacities as co-trustees of the Hyman Family Trust established under Article V of Section A of instrument dated October 30, 1997, as amended,

By: Anne Hyman
ANNE HYMAN, trustee

By: Thomas M. Henderson, Sr.
NORTHERN TRUST COMPANY, trustee

[Signatures Continue on Following Page]

By:



TIMOTHY M. ISON, trustee

ANNE HYMAN and NORTHERN TRUST COMPANY (and their respective successors), not in their respective individual capacities but solely in their respective capacities as co-trustees of the Hyman Marital Trust established under Article VIII of Section A of instrument dated October 30, 1997, as amended

By:



ANNE HYMAN, trustee

By:

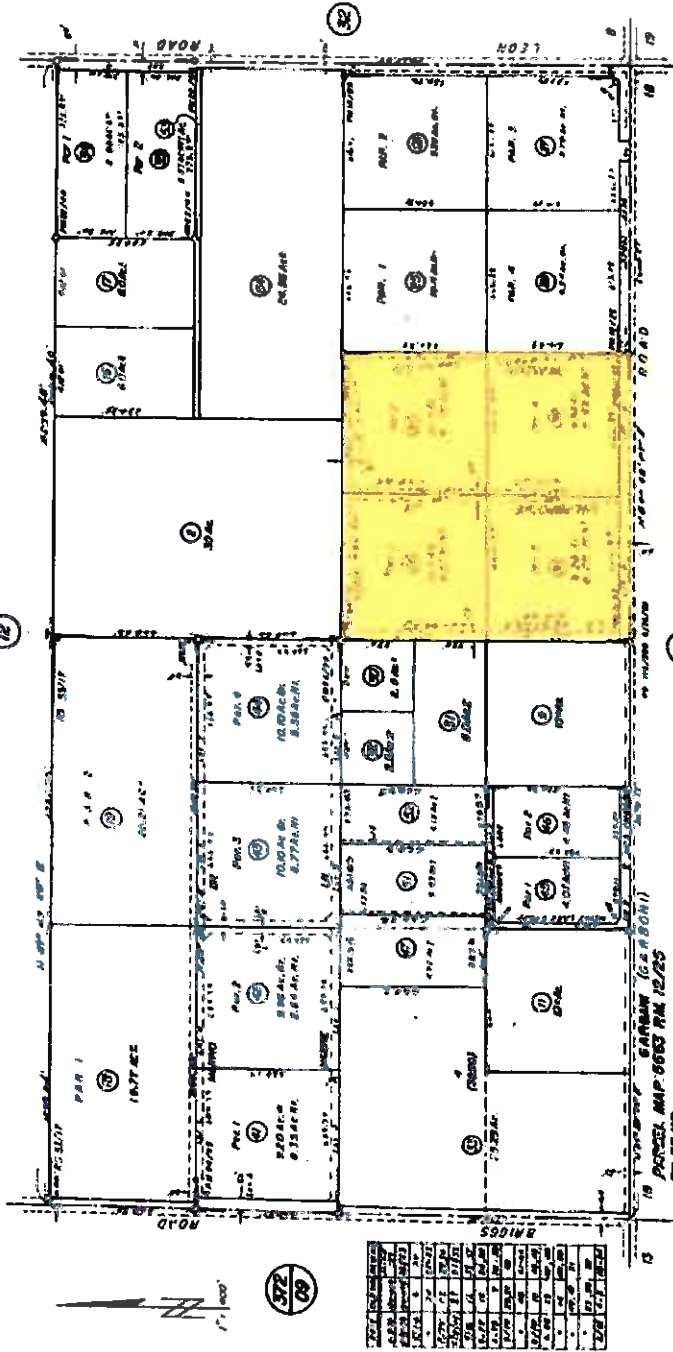
for 

NORTHERN TRUST COMPANY, trustee

466-13
2E-28

T.P.A. 054-109

S 1/2 SEC. 7, T. 6S., R. 2W.



| TRACT | ACRES | OWNER |
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PLANNED MAP 6653 P.M. 12/25
 RS 83/17
 DATA S.L.S. PLAN
 11.660
 16.380
 6.918

ASSESSOR'S MAP BK 466 PG 13
 RIVERSIDE COUNTY, CALIF.

AUG. 1970

Recording requested by and when recorded mail to:

PERRIS UNION HIGH SCHOOL DISTRICT
155 East 4th Street
Perris, CA 92570
Attn: Superintendent

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103.

Space above this line for recorder's use

SCHOOL FACILITIES FUNDING AND MITIGATION AGREEMENT

PERRIS UNION HIGH SCHOOL DISTRICT and GLOBAL INVESTMENT POOL LLC

FOR

TENTATIVE TRACT MAP 36785

THIS SCHOOL FACILITIES FUNDING AND MITIGATION AGREEMENT ("Agreement") dated as of May 20, 2015 ("Effective Date"), is entered into by and between the PERRIS UNION HIGH SCHOOL DISTRICT, a public school district organized and existing under the laws of the State of California ("District"), and GLOBAL INVESTMENT POOL LLC a Delaware limited liability company ("Developer"). District and Developer may be referred to herein individually as a "Party," or collectively as the "Parties."

RECITALS

A. Developer intends to develop approximately 170 acres of property located in Riverside County ("County"), California, depicted on Exhibit A, with Assessor Parcel Numbers listed below: ("Property").

| | | |
|-------------|-------------|-------------|
| 466-210-029 | 466-210-033 | 466-210-038 |
| 466-210-030 | 466-210-034 | |
| 466-210-031 | 466-210-035 | |
| 466-210-032 | 466-210-036 | |

B. Developer is processing entitlements with the County for proposed Tract Map 36785, consisting of a general plan amendment, rezoning and tentative subdivision map pursuant to which the Property is projected to be developed with approximately 523 residential units ("Project").

C. District is the fee owner of property located adjacent to the Property at the northwestern intersection of Leon and Wickerd Roads in the unincorporated portion of Riverside County, also depicted on Exhibit A, on which District intends to construct a new high school ("High School Property").

D. The Property is located within the attendance boundaries of the District, which is responsible for providing school facilities for students in Grades 9-12 who reside within those attendance boundaries.

E. Development of the Property will generate additional Grade 9-12 school students ("Project Students") which in turn will have an impact on existing facilities and the new high school ("New High School") to be constructed on the High School Property.

F. District and Developer acknowledge and agree that while funding the school facilities has been a shared obligation between the State and local school districts, both the adequacy and timing of State funding is unpredictable so that the Parties are not able to rely upon State funding to finance school facilities.

G. The Property is located within the boundaries of Community Facilities District No. 92-1 of Perris Union High School District ("CFD 92-1"). In the absence of the Parties' mutual agreement as set forth herein, District is authorized to collect special taxes as set forth in the notice of special tax lien of CFD 92-1 which is recorded against the Property.

H. District and Developer agree that given the uncertainties of the timing and amount of State funding for school facilities and given the close geographical proximity of the Project and the New High School, it is in the Parties' mutual best interests to enter into this Agreement to provide a local source of funding and improvements for the High School Property that may be in excess of the statutory amount Developer would otherwise be required to provide.

I. Developer's performance of this Agreement is intended to constitute complete mitigation of the impact of the development of the Property upon District in lieu of any special taxes of CFD 92-1 and any fees which the District might impose in connection with such development pursuant to Education Code Section 17620 or Government Code Sections 65970 et seq. and 65995 et seq. or any other present or future law.

J. Developer and District desire to enter into this Agreement to set forth Developer's obligations to mitigate the effects on the District of its development of the Property within the boundaries of the District and to set forth the corresponding obligations of District.

NOW, THEREFORE, the Parties agree as follows:

AGREEMENT

1. Recitals.

The foregoing recitals are true and correct.

2. Definitions.

Capitalized terms used in this Agreement shall have the meanings set forth as follows unless such terms are defined elsewhere herein or the context requires otherwise:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended (Government Code Section 53311, et seq.).

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means the number assigned to an Assessor's Parcel by the County for the purpose of identification.

"Building Square Feet" means square footage of assessable internal living space exclusive of garages or other structures not used for living space in a Unit, as determined by reference to the building permit application for such Assessor Parcel.

"Certificate of Compliance" means (i) a certificate issued by the District pursuant to Education Code Section 17620(b) acknowledging the fact that the recipient has complied with all requirements of the District for the payment of statutory school fees/alternative school facility fees/mitigation payments or (ii) a certificate issued by the District acknowledging that adequate provisions have been made for school facilities.

"CFD 92-1" means Community Facilities District No. 92-1 of the Perris Union High School District.

"Commercial/Industrial Development" means any non-residential property including, but not limited to, any hotel, inn, motel, tourist home, or other lodging for which the maximum term of occupancy for guests does not exceed thirty days, but not including any residential hotel, as defined in paragraph (1) of subdivision (b) of section 50519 of the Health and Safety Code, nor any facility used exclusively for religious purposes that is thereby exempt from property taxation under the laws of California, any facility used exclusively as a private full-time day school as described in Section 48222 of the Education Code, or any facility that is owned and occupied by one or more agencies of federal, state, or local government.

"Community Facilities District" or "CFD" means a community facilities district authorized to finance public facilities that is formed by the District or other Public Agency pursuant to the provisions of the Act encompassing all or any portion of the Property.

"County" means the County of Riverside.

"Developer" means Global Investment Pool, LLC, a Delaware limited liability company, its successor and assigns.

"Effective Date" means the date this Agreement has been fully executed and approved by the District's governing board.

"Mitigation Payment" means Five Thousand Nine Hundred Fifty Dollars (\$5,950) per Unit for all Units less than 4,000 Building Square Feet; and \$1.69 per Building Square Foot for each Unit that is 4,000 Building Square Feet or larger ("Mitigation Payment"). The Mitigation Payment shall increase by 2% each January 1, beginning January 1, 2021.

"Project Students" mean Grades 9-12 students enrolled in the District and residing within the Property.

"Public Agency" means the County, any city or other public agency, the boundaries of which include all or any portion of the Property.

"PUHSD CFD 92-1 Special Tax Lien" means the Notice of Special Tax Lien, originally recorded January 25, 1993, in the County of Riverside, California as document number 28785, cancelled by that Notice of Cancellation of Special Tax Lien, recorded January 23, 1995 in the County of Riverside, California as document number 019882; and the Supplemental Notice of Special Tax Lien, recorded December 14, 1994, in the County of Riverside, California as document number 466806.

"Superintendent" means the Superintendent of the District, or his designee.

"Unit" means a separate single family detached dwelling unit constructed on a subdivided Assessor's Parcel within the Property."

3. Mitigation of School Facilities Impacts.

3.1 Purpose and Covenants. The purpose of this Agreement is to set forth the Parties' mutual obligations, including Developer's agreement to fund school facilities needed as a result of its development of the Project and the corresponding obligations of District relating to development of the Project.

3.2 Fulfillment of Obligations. By entering into this Agreement and complying with its terms, Developer shall be deemed to have fulfilled its obligation to assist in funding school facilities to house the Project Students resulting from development of the Property. In consideration of Developer's obligations provided for in this Agreement, District agrees to fulfill its obligations as described in Section 6 below.

3.3 Agreement Unaffected By Changes in Law. District and Developer agree that each Party has negotiated in good faith to reach accord on this Agreement, and as such, the Agreement is a legally binding contract between the Parties, enforceable in accordance with its terms. Developer and District agree that to the maximum extent permitted by law, this Agreement shall not be affected, modified, or annulled by any subsequent change in local, state or federal law.

4. Developer Obligations Prior to Receipt of Certificate of Compliance. In order for Developer to obtain a Certificate of Compliance for a Unit within the Project, Developer must

have completed the following pre-conditions, as described in more detail below: (i) Section 4.1 Timely Payment of Mitigation Payments; (ii) Section 4.2 Completion of Developer Improvements and (iii) Section 4.3 Payment of Fees for Commercial/Industrial Development, if applicable.

4.1 Timely Payment of Mitigation Payments.

4.1.1 Cancellation of CFD 92-1 Special Tax. Not later than 30 days after the District receives notice that all of the following conditions have been met, the District shall record the necessary documents in the official records of the County of Riverside, California to cancel the CFD 92-1 Special Tax Lien for each Assessor's Parcel that is part of the Property.

(a) No building permit has previously been issued for the Assessor's Parcel and therefore the Assessor's Parcel is not yet subject to the CFD 92-1 "Annual Special Tax" (as defined in the Rate And Method Of Apportionment Of Special Tax for CFD 92-1);

(b) This Agreement has been recorded against the Property in the official records of the County pursuant to Section 7.15 and has not terminated pursuant to Section 7.17;

(c) One or more final subdivision maps, for a total of no fewer than fifty (50) Units within the Project is recorded;

(d) Developer has deposited with the District an amount equal to Mitigation Payments for no fewer than twenty (20) Units within the Project. As a result of such deposit, Developer shall receive a credit against the Mitigation Payments due for twenty (20) Units.

4.1.2 Payment of Mitigation Payment. Upon Developer's request for a Certificate of Completion for any Assessor's Parcel, so long as the CFD 92-1 Special Tax Lien applicable to the Assessor's Parcel has been cancelled, Developer shall pay to District the then applicable Mitigation Payment for each Assessor's Parcel as part of its obligations to obtain a Certificate of Compliance.

4.2 Completion of Developer Improvements. Developer, at its sole expense, shall have completed construction of or posted a bond, if required, for the following improvements for the benefit of the District, collectively, the "Developer Improvements":

4.2.1 Sewer Facilities. Sewer facilities for the New High School in accordance with plans approved by Eastern Municipal Water District to a point of connection designated by District and Developer (currently anticipated to be approximately 150' north of the intersection of Wickerd Road and Brandon Lane at the westerly edge of the school site) with the final location yet to be determined; and

4.2.2 Garbani Road. Developer will construct improvements to Garbani Road from Brandon Lane to Leon Road, with street improvements that match the width and specifications required by the County of Riverside. If the Garbani Road improvements are not constructed or Developer has not posted bonds for the improvements by the time building

permits for two hundred (200) Units have been issued, District will have no obligation to issue a Certificate of Compliance for the remainder of the Property until such improvements are constructed or a bond for such improvements has been posted.

4.3 Payment of Fees for Commercial/Industrial Development. Upon Developer's request for a Certificate of Compliance for any Commercial/Industrial Development within the Property, Developer shall pay to District the then current statutory fees per square foot pursuant to Education Code Section 17620 and Government Code Section 65995.

5. Other Development Issues

5.1 Wickerd Road Improvements.

5.1.1 Reimbursement. In the event Developer constructs improvements to or within Wickerd Road prior to District's completion of such improvements, Developer shall be reimbursed by the District within thirty (30) days of completion for actual construction costs related only to that portion of Wickerd Road from Leon Road to Brandon Lane that the District is required to improve as a condition of the County of Riverside Transportation Department.

5.1.2 Scope of Work. The Developer's specific scope of work shall be limited to (a) pavement from the north curb face to south curb face/edge of pavement; (b) necessary engineered grading to daylight with existing topography; and (c) any drainage facilities determined necessary for the High School Property.

5.1.3 District's Obligations. If Developer constructs the portion of Wickerd Road from Leon Road to Brandon Lane, the District shall provide to Developer the following for that portion: a) all approved improvement plans (including temporary drainage structures), b) necessary right of way/easements, c) drainage acceptance/flow concentration letters, and d) bonding, if required by the County.

5.2 Entry Requirements. In the event that construction of the improvements discussed in this Agreement requires entry onto and work on District property, Developer shall obtain a right of entry permit on a form mutually agreed to by the Parties requiring Developer to indemnify and hold harmless the District for any claims, loss or injury resulting from such construction on District property, in addition to maintaining appropriate levels of insurance naming the District as an "Additional Insured."

5.3 Reciprocal Easements. Developer and District shall, in good faith, provide each other with necessary easements and/or drainage acceptance letter(s) for any improvements adjacent to shared property lines between the Project and the High School Property.

6. District Obligations.

6.1 So long as Developer is not in breach of this Agreement, District hereby covenants the following as to the Project:

6.1.1 District's governing board shall include language in its resolution

approving this Agreement stating that Developer has fully mitigated for any potential Project impacts to District facilities, that the District will not seek any additional mitigation for the Project, that the District supports the Project and will cooperate with Developer to obtain approvals from the County.

6.1.2 Except for the Mitigation Payments, District will not exercise any power or authority (under Section 17620 of the California Education Code or any other provision of applicable current or future law) to levy a fee, charge, dedication, or other form of requirement against any Unit or any development undertaken within the boundaries of the Property for the purpose of funding or financing any school facilities.

6.1.4 District will not require the County or any other governmental entity to exercise, or cooperate with the County or any other governmental entity in the exercise of, the power under Title 7, Division 1, Chapter 4.7 of the California Government Code (commencing with Section 65970) or any other provision of applicable current or future law, to require the dedication of land, the payment of fees in lieu thereof, or both, or any other exaction or requirement for classroom or related facilities as a condition to the approval of a Unit or any development within the boundaries of the Property.

6.1.5 District will not sponsor or require the formation of a CFD, assessment district or similar district which includes the Project, without the written consent of Developer, which consent may be given or withheld in Developer's sole discretion.

6.2 District acknowledges that compliance with terms in this Agreement makes adequate provision for the school facilities needed to house the Project Students. By execution of this Agreement, the Superintendent is authorized to execute a document from time to time, if requested by Developer, indicating that this Agreement has been approved by the District, that performance of this Agreement by Developer mitigates the school facilities impacts of the development of the Property and that Developer, as of the time of execution of such document, has performed its obligations as set forth in this Agreement.

6.3 If Developer requests the District to (i) form a CFD for the Project and/or (ii) enter into a Joint Community Facilities Agreement in connection with a CFD being formed by another Public Agency for the Project for the purpose of funding the Mitigation Payments, the District will make reasonable efforts to cooperate.

7. Miscellaneous.

7.1 Successors and Assigns. All of the covenants, stipulations, promises, and agreements contained in this Agreement by or on behalf of, or for the benefit of, either of the Parties, shall bind or inure to the benefit of the successors and assigns of the respective Parties. Nothing in this Agreement shall in any way limit the right or ability of Developer to transfer, assign, encumber, hypothecate or in any way convey any interest of Developer in the Property without the consent of the District provided that transferee assumes all obligations of Developer under this Agreement. District agrees to thereafter look solely to the transferee for performance of Developer's obligations under this Agreement.

7.2 Amendment. This Agreement may not be amended except in writing by Developer and District, duly executed by their authorized agents. Developer and District recognize that it may be necessary to make revisions to this Agreement, clarify its terms or provide additional detail in order to implement its terms after execution by the Parties. Therefore, District delegates to the Superintendent the authority to approve amendments to this Agreement that do not substantially affect the terms contained herein and to approve implementation agreements with Developer that implement or clarify the terms contained herein. Amendments to this Agreement that do substantially modify the terms contained herein must be approved by the Board of Education of the District.

7.3 Entire Agreement. This Agreement supersedes and cancels any and all other agreements, either oral or written, between the Parties with respect to the subject matter herein. Each Party to this Agreement acknowledges that no representation by any Party which is not embodied herein or in any other agreement, statement, or promise not contained in this Agreement shall be valid and binding. The Parties hereto agree to act in a manner that will not frustrate the purposes of this Agreement.

7.4 Attorney Fees. In the event of any action or proceeding brought by either Party against the other under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees, costs and expenses incurred in such action or proceeding. In addition to the foregoing, the prevailing party shall be entitled to its reasonable attorney fees and costs and expenses incurred in any post-judgment proceedings to collect or enforce the judgment. This provision is separate and several and shall survive the merger of this Agreement into any judgment on this Agreement.

7.5 Execution. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

7.6 Notices. All correspondence, notices or certificates required by this Agreement shall be sufficiently given and served if delivered by hand directly to the individuals named below or sent by United States first-class mail postage prepaid, with return receipt requested, and addressed as follows:

| | |
|------------------|--|
| If to Developer: | Global Investment Pool, LLC Attention: Joseph Rivani, Principal 3470 Wilshire Boulevard, Suite 1020 Los Angeles, CA 90010 |
| With a copy to: | Best Best & Krieger LLP 3390 University Avenue, 5th Floor Riverside, CA 92501 Attention: Michelle Ouellette |
| If to District: | Perris Union High School District 155 East 4th Street Perris, CA, 92570 |

Attention: Superintendent

With a copy to: Perris Union High School District
155 East 4th Street
Perris, CA, 92570
Attention: Asst. Superintendent, Business
Services

With a copy to: Fagen Friedman & Fulfrost LLP
1525 Faraday Avenue Suite #300
Carlsbad, CA 92008
Attention: Kathleen J. McKee

Either Party may change its mailing address at any time by giving written notice of such change to the other Party in the manner provided herein. All notices under this Agreement shall be deemed given, received, made, or communicated on the date personal delivery is effected or, if mail, on the delivery date or attempted delivery date shown on the return receipt.

7.7 Exhibits. The Exhibits attached hereto are deemed incorporated into this Agreement in their entirety by reference.

7.8 Time. Time is of the essence in this Agreement for each and every term, provision and condition for which time is a factor.

7.9 Remedies Cumulative. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of such provision or of any other provision hereof.

7.10 Construction. The Parties acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently, and/or has the requisite experience and sophistication to understand, interpret, and agree to the particular language of these provisions. In the event of an ambiguity in or dispute regarding the interpretation of same, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist or against the draftsman.

7.11 Choice of Law. This Agreement has been negotiated and executed in the State of California and shall be governed and construed by the laws of that state without regard to the conflicts of laws principles.

7.12 Captions. The captions, headings, and titles to the various articles and paragraphs of this Agreement are not a part of this Agreement, are for convenience and identification only, and shall have no effect upon the construction or interpretation of any part hereof.

7.13 No Third Party Benefit. This Agreement is by and between the parties named herein, and unless expressly provided in the foregoing provisions no third party shall be benefited hereby. This Agreement may not be enforced by anyone other than a party hereto or a successor to such party who has acquired his/her/its interest in a way permitted by the above provisions.

7.14 Force Majeure. The obligations of any Party under this Agreement and all deadlines by which any Party's obligations must be performed, shall be excused or extended for a period of time equal to any prevention, delay or stoppage in performance which is attributable to any strike, lock-out or other labor or industrial disturbance, civil disturbance, act of a public enemy, war, riot, sabotage, blockade, embargo, lightning, earthquake, fire, storm, hurricane, tornado, flood or explosion.

7.15 Recording the Mitigation Agreement. Within 30 days of District's receipt of notice from Developer (or Developer's successor) that Developer is the legal owner of the Property, District shall cause this Agreement to be recorded in the official records of the County.

7.16 Binding. Developer acknowledges that District's support of the Project is in consideration of the terms contained in this Agreement. Therefore, this Agreement shall be recorded in the County Recorder's Office and shall bind and inure to Developer's successors and assigns; provided, however, that individual purchasers of Units shall not be deemed successors and assigns of the Developer.

7.17 Termination. This Agreement shall automatically terminate ten years after the Effective Date unless all of the conditions listed below have been met within that ten year period:

7.17.1 This Agreement is recorded against the Property in the official records of the County;

7.17.2 One or more final subdivision maps, for a total of no fewer than fifty (50) Units within the Project is recorded; and,

7.17.3 Developer has deposited with the District an amount equal to Mitigation Payments for no fewer than twenty (20) Units within the Project. As a result of such deposit, Developer shall receive a credit against the Mitigation Payments due for twenty (20) Units.

7.18 Governing Board Approval. This Agreement is subject to the approval or ratification of the District's Board of Trustees.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

DISTRICT

PERRIS UNION HIGH SCHOOL DISTRICT

Date: 5/27/15

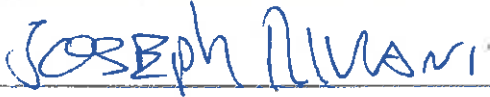

Name: Nick Newkirk

Title: Purchasing Agent

DEVELOPER

GLOBAL INVESTMENT POOL LLC

Date: 5/28/2015


Name: JOSEPH RIVANI

Title: MANAGER

Date: _____

Name: _____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION

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

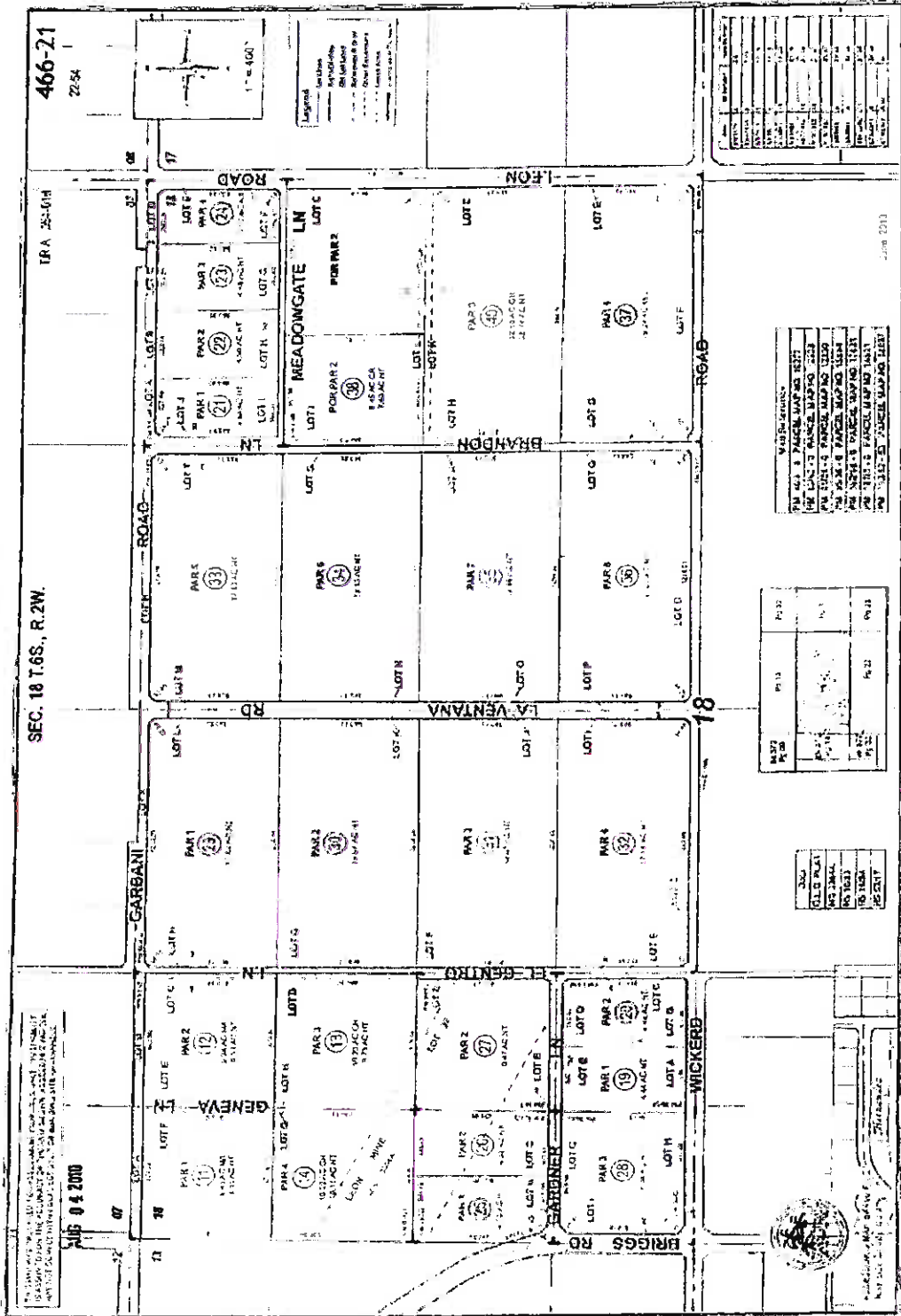
PARCEL 1: (APN: 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035 AND 466-210-036)

PARCELS 1 THROUGH 8, INCLUSIVE, AND LETTERED LOTS "A" THROUGH "T", INCLUSIVE OF PARCEL MAP NO. 18607, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113 PAGES 52 AND 53 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 466-210-038)

PARCEL B OF LOT LINE ADJUSTMENT NO. 5355 RECORDED JANUARY 11, 2010 AS INSTRUMENT NO. 2010-0010216 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCEL 2 AND LOT "L" OF PARCEL MAP NO. 10277, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGE 8 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF A LINE THAT IS PARALLEL WITH AND DISTANT 527.39 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID PARCEL 2.



466-21
22.54

IRA 25-014

SEC. 18 T.6S., R.2W.

AUG 04 2010



Legend
 --- Lot Lines
 --- Subdivisions
 --- Other Boundaries
 --- Other Features

| Lot | Area | Notes |
|-----|------|-------|
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Parcel Areas

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| Lot | Area | Notes |
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP TM#36785
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36785 DATE SUBMITTED: 11-24-14

APPLICATION INFORMATION

Applicant's Name: Joseph Rivani / Global Investment Pool, LLC E-Mail: jrivani@gidllco.com

Mailing Address: 3470 Wilshire Blvd., Suite 1020

| | | | | |
|-------------|---------------|-------|---------------|-----|
| | <i>Street</i> | | <i>Street</i> | |
| Los Angeles | California | 90010 | City | ZIP |
| | | | | |

Daytime Phone No: (213) 365-0005 Fax No: (213) 365-0405

Engineer/Representative's Name: Jeff Anderson / ACE (Anderson Consulting Engineers, Inc.) E-Mail: jeff@ace-civil.com

Mailing Address: 12526 High Bluff Drive, Suite 300

| | | | | |
|-----------|---------------|-------|---------------|-----|
| | <i>Street</i> | | <i>Street</i> | |
| San Diego | California | 92130 | City | ZIP |
| | | | | |

Daytime Phone No: (858) 947-7093 Fax No: (858) 947-3595

Property Owner's Name: See Attachment A E-Mail: _____

Mailing Address: _____

| | | | | |
|--|---------------|--|---------------|--|
| | <i>Street</i> | | <i>Street</i> | |
| | | | | |
| | | | | |

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

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Joseph Rivani (Global Investment Pool, LLC)



PRINTED NAME OF APPLICANT

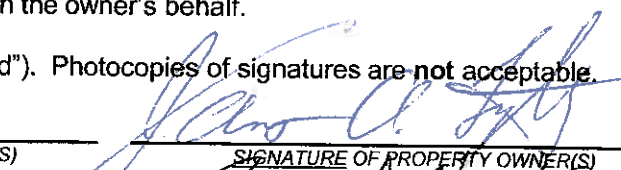
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JVRL 220, LLC



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

JV DEVELOPMENT



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, & 466-210-038

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Joseph Rivani (Global Investment Pool, LLC)

PRINTED NAME OF APPLICANT

JOSEPH RIVANI

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.

JVRL 220, LLC

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

JV DEVELOPMENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036, & 466-210-038

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01129 DATE SUBMITTED: 11-7-13

I. GENERAL INFORMATION

APPLICATION INFORMATION

Global Investment & Development, LLC
Applicant's Name: Joseph Rivani E-Mail: jrivani@gidllco.com

Mailing Address: 3470 Wilshire Blvd, Suite 1020
Street
Los Angeles California 90010
City State ZIP

Daytime Phone No: (213) 369-9600 Fax No: (213) 365-0405

Engineer/Representative's Name: Jeff Anderson - ACE E-Mail: jeff@ace-civil.com
(Anderson Consulting Engineers, Inc.)

Mailing Address: 12526 High Bluff Drive, Suite 300
Street
San Diego California 92130
City State ZIP

Daytime Phone No: (858) 947-7093 Fax No: (858) 947-3595

Property Owner's Name: See Attachment A E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

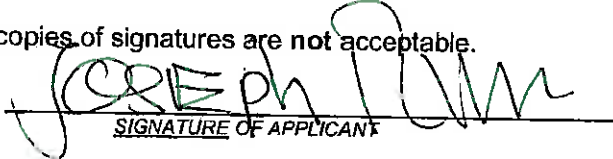
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Global Investment & Development, LLC

Joseph Rivani
PRINTED NAME OF APPLICANT

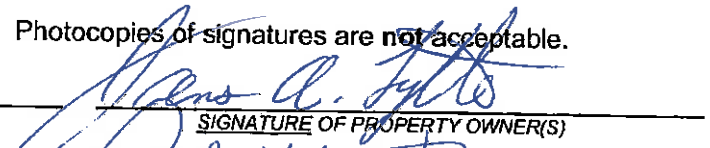

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

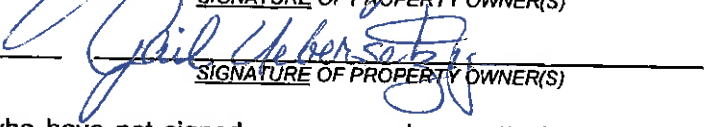
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

JVRL 220, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Uebersetzung Trust
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION: 466-210-029, 466-210-030, 466-210-031, 466-210-032

Assessor's Parcel Number(s): 466-210-033, 466-210-034, 466-210-035, 466-210-036
466-210-038

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Wickerd Road, South of Garbani Road, East of El Centro Lane, West of Leon Road.

Thomas Brothers map, edition year, page number, and coordinates: Riverside, 869, A6, A7, B6, B7

Existing Zoning Classification(s): R-A-5

Existing Land Use Designation(s): RC-EDR

Proposal (describe the details of the proposed general plan amendment):

The proposed is to modify the land use designation from RC-EDR to MDR and OS-R. The MDR designation is consistent with similar areas near the project and will be compatible with the adjacent future High School. The OS-R designation is to accommodate the proposed community park/joint use with the school athletic facilities. MDR 155.2 and OS-R 15.6 gross acres.

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. (See Attachment B)

E.A. Nos. (if known) 38129, 41774, & 42398 E.I.R. Nos. (if applicable): N/A

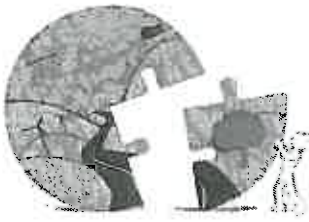
| Name of Company or District serving the area the project site is located (if none, write "none.") | | Are facilities/services available at the project site? | |
|---|-------------|--|----|
| | | Yes | No |
| Electric Company | SCE | X | |
| Gas Company | The Gas Co. | X | |
| Telephone Company | AT&T | X | |
| Water Company/District | EMWD | X | |
| Sewer District | EMWD | X | |

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) aprox. 2,500 feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CE 07856 DATE SUBMITTED: 11-24-14

APPLICATION INFORMATION

Applicant's Name: JOSEPH RIVANI
Global Investment Pool, LLC E-Mail: jrivani@gidllco.com

Mailing Address: 3470 Wilshire Blvd, Suite 1020
Los Angeles Street 90010
CA
City State ZIP

Daytime Phone No: (213) 365-0005 Fax No: (213) 365-0405

Engineer/Representative's Name: JEFF ANDERSON,
Anderson Consulting Engineers E-Mail: jeff@ace-civil.com

Mailing Address: 12526 High Bluff Drive, Suite 300
San Diego Street 92130
CA
City State ZIP

Daytime Phone No: (858) 925-7918 Fax No: (858) 947-3595

Property Owner's Name: see Attachment A E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

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

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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Joseph Rivani (Global Investment Pool, LLC)
PRINTED NAME OF APPLICANT

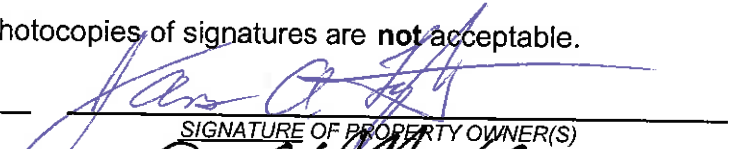

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JVRL 220, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

JV Development
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036 and 466-210-039

Section: 18 Township: 6S Range: 2W

Approximate Gross Acreage: 170.8 gross acres

General location (nearby or cross streets): North of Wickerd Road, South of Garbani Road, East of El Centro, West of Brandon Lane

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Riverside P.869, A6, A&, B6 & B7

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

T. . . . R-A-5 TO R-4 ON 170.8 GROSS ACRES

Related cases filed in conjunction with this request:

GPA1129

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and JVRL-220, LLC, a California Limited Liability Company and Global Investment Pool, LLC, a Delaware Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’s indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, JVRL-220, LLC, a California Limited Liability Company has a legal interest in the certain real property described as APN 466-210-029, 466-210-030, 466-210-031, 466-210-032, 466-210-033, 466-210-034, 466-210-035, 466-210-036 and 466-210-038 (“PROPERTY”);

WHEREAS, Global Investment Pool, LLC, a Delaware Limited Liability Company is acquiring the PROPERTY from JVRL-220, LLC, a California Limited Liability Company and the parties have entered into a Purchase and Sale Agreement and Joint Escrow Instructions recorded on June 13, 2014 as Instrument No. 2014-0218113; and

WHEREAS, on November 24, 2014, PROPERTY OWNER filed an application for General Plan Amendment No. 1129, Tract Map No. 36785 and Change of Zone No. 7856 (“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 their 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 and 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:
JVRL-220, LLC
Attn: Ronald Hartley
41391 Kalmia St., Ste. 200
Murrieta, CA 92562

With a copy to:
Global Investment & Development, LLC
Attn: Joseph Rivani
2470 Wilshire Blvd., Ste. 1020
Los Angeles, CA 90010

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: 5-26-16

[Signatures follow on next page]

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 5/23/16

PROPERTY OWNER:

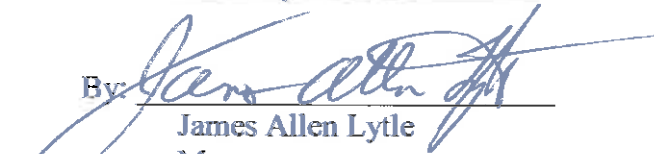
JVRL-220, LLC, a California Limited Liability Company and
Global Investment Pool, LLC, a Delaware Limited Liability Company

By: JVRL-220, LLC, a California Limited Liability Company

By: Ronald J. Hartley and James Allen Lytle
Its Managers

By: 
Ronald J. Hartley
Manager

Dated: 5-4-16

By: 
James Allen Lytle
Manager

Dated: 4/25/2016

By: Global Investment Pool, LLC, a Delaware Limited Liability Company

By: Global Investment & Development, LLC, a California Limited
Liability Company
Its Managing Member

By: 
Joseph Rivani
Authorized Representative

Dated: 4-21-2016.

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) SS
)
COUNTY OF RIVERSIDE)

On APRIL 25, 2016, before me, CINDY R. SMITH,
Notary Public, personally appeared JAMES ALLEN LITTLE,
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 hereby 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

Cindy R. Smith



This area for official notarial seal

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) SS
)
COUNTY OF RIVERSIDE)

On MAY 4, 2016, before me, CINDY R. SMITH,
Notary Public, personally appeared RONALD J. HAZLEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
(s) 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 hereby 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

Cindy R. Smith



This area for official notarial seal

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) SS
COUNTY OF LOS ANGELES)

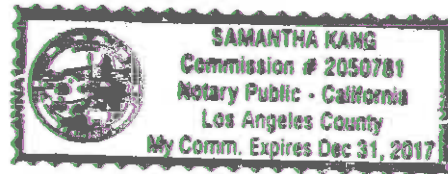
On APR 21 2016, before me, SAMANTHA KANG, Notary Public
Notary Public, personally appeared JOSEPH RIVANI,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~
executed the same 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 hereby 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

Samantha Kang



This area for official notarial seal



NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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:

GENERAL PLAN AMENDMENT NO. 1129, CHANGE OF ZONE NO. 7856, TENTATIVE TRACT MAP NO. 36785, ENVIRONMENTAL IMPACT REPORT NO. 542 – Notice to Certify an Environmental Impact Report – Applicant: Joseph Rivani – Engineer/Representative: Jeff Anderson – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – the Estate Density and Rural Residential East of Interstate 215 Policy Area – Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane – 170.8 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 – 5 DU/AC) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential East of Interstate 215 Policy Area from the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 proposes a Schedule “A” subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq. ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and the Environmental Impact Report to review and analyze the environmental impacts of the project.

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
DATE OF HEARING: **JUNE 1, 2016**
PLACE OF HEARING: **RIVERSIDE COUNTY ADMINISTRATIVE CENTER**
1ST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92051

For further information regarding this project, please contact project planner, Brett Dawson at (951) 955-0972 or e-mail bdawson@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rcplma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 542, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/13/2016

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

APN (s) or case numbers GPA01129 For

Company or Individual's Name Planning Department,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

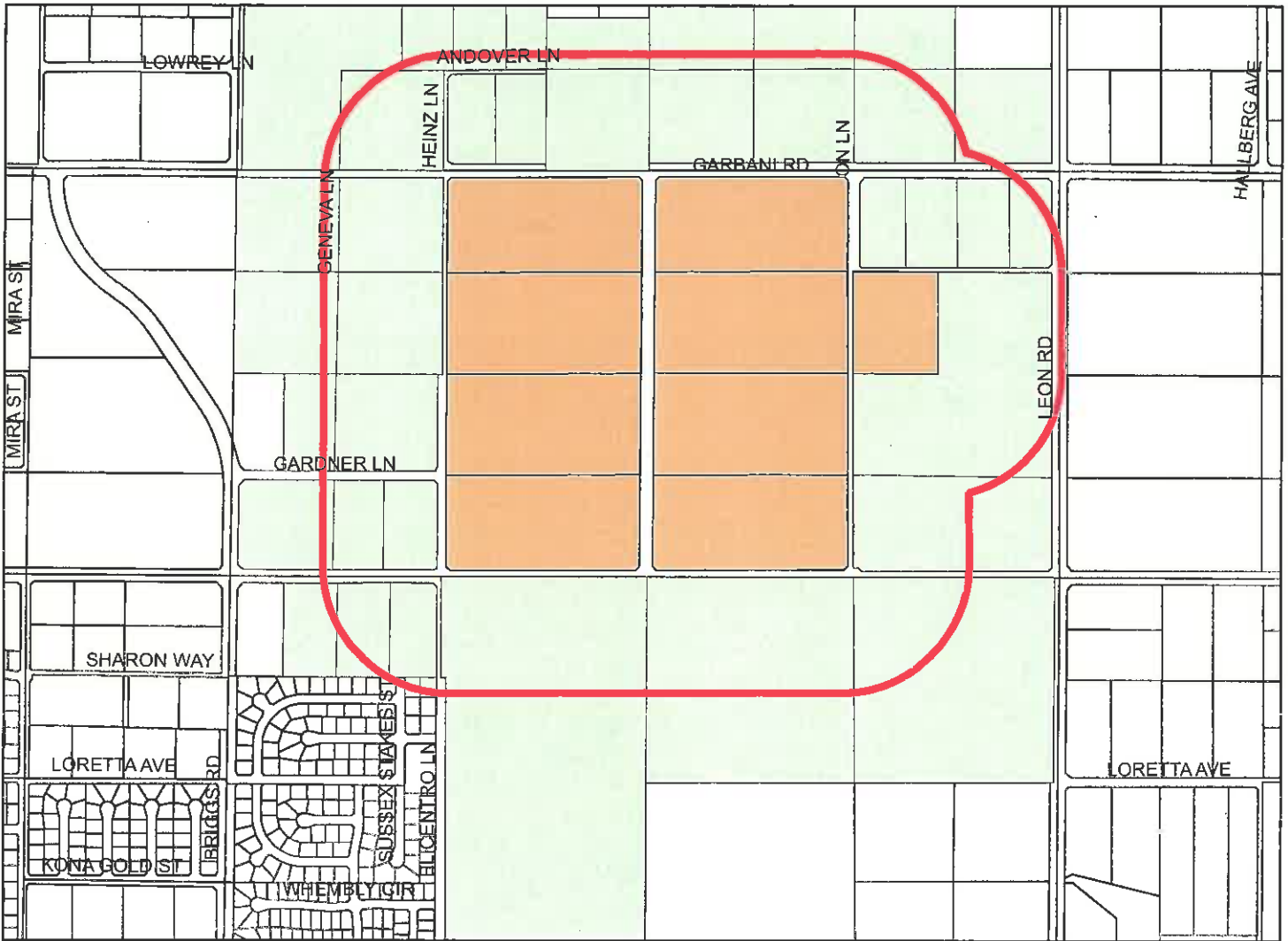
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked
By
Beth Johnston
4/13/16*

TR36785A2 (800 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 466-382-001 | 466-130-036 | 466-130-037 | 466-130-038 | 466-130-039 | 466-210-019 | 466-220-003 | 466-382-006 | 466-220-020 | 466-130-025 |
| 466-130-027 | 466-210-022 | 466-210-011 | 466-220-029 | 466-220-022 | 466-130-009 | 466-220-021 | 466-210-012 | 466-210-029 | 466-210-030 |
| 466-210-031 | 466-210-032 | 466-210-033 | 466-210-034 | 466-210-035 | 466-210-036 | 466-210-038 | 466-381-017 | 466-220-027 | 466-130-011 |
| 466-130-033 | 466-130-046 | 466-130-051 | 466-130-045 | 466-210-037 | 466-210-040 | 466-210-027 | 466-210-026 | 466-130-047 | 466-130-052 |
| 466-210-014 | 466-210-020 | 466-210-023 | 466-210-024 | 466-130-031 | 466-210-028 | 466-210-013 | 466-210-021 | 466-130-028 | |



1,000 500 0 1,000 Feet

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

ASMT: 466130009, APN: 466130009
JMB LEGACY PROP
30490 BRIGGS RD
MENIFEE CA 92584

ASMT: 466130039, APN: 466130039
NORTHERN TRUST, ETAL
C/O THOMAS M MENDELSON
355 S GRAND AVE STE 2600
LOS ANGELES CA 90071

ASMT: 466130011, APN: 466130011
KENDRA VANLIEW, ETAL
C/O WARREN DWIGHT VAN LIEW
31580 CORTE ROSARIO
TEMECULA CA 92592

ASMT: 466130045, APN: 466130045
MARILEE HILL
30300 GARBANI RD
MENIFEE, CA. 92584

ASMT: 466130025, APN: 466130025
JERE MILLER, ETAL
30464 STEIN WAY
HEMET CA 92543

ASMT: 466130046, APN: 466130046
JON CHRISTENSEN, ETAL
14797 SUNRISE HILL
RIVERSIDE CA 92508

ASMT: 466130027, APN: 466130027
GRETCHEN HERNDON, ETAL
DONALD HERNDON
30940 GARBANI RD
WINCHESTER, CA. 92596

ASMT: 466130047, APN: 466130047
CYNTHIA CARROLL, ETAL
31760 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130028, APN: 466130028
RODNEY BOND, ETAL
C/O RODNEY L BOND
1769 OAK ST
LAKE OSWEGO OR 97034

ASMT: 466130051, APN: 466130051
LUIS RAMIREZ, ETAL
31780 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130031, APN: 466130031
SHARON GAMBILL
P O BOX 2288
SUN CITY CA 92586

ASMT: 466130052, APN: 466130052
MARILYN SCALES, ETAL
C/O MARILYN SCALES
31800 BRIGGS RD
MENIFEE, CA. 92584

ASMT: 466130033, APN: 466130033
ANGELA SCHNEIDER, ETAL
3525 ROSE AVE
LONG BEACH CA 90807

ASMT: 466210011, APN: 466210011
RICARDO HERNANDEZ, ETAL
C/O RICARDO HERNANDEZ
1001 FLINTROCK RD
DIAMOND BAR CA 91765



ASMT: 466210012, APN: 466210012
JUANA HERNANDEZ, ETAL
2621 W LA HABRA
LA HABRA CA 90631

ASMT: 466210024, APN: 466210024
TODD WINKLER, ETAL
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

ASMT: 466210013, APN: 466210013
VICKI ROMBERGER
32100 GENEVA LN
MENIFEE, CA. 92584

ASMT: 466210026, APN: 466210026
RICHARD BATES
30076 GARDNER LN
MENIFEE, CA. 92584

ASMT: 466210014, APN: 466210014
PATRICIA ROBINSON, ETAL
C/O SHIRLEY A FARRINGTON
14465 BUSH ST
RIVERSIDE CA 92508

ASMT: 466210027, APN: 466210027
PHILIP SHANE
30220 GARDNER LN
MENIFEE CA 92584

ASMT: 466210019, APN: 466210019
MARTHA MONGE, ETAL
30145 GARDNER LN
MENIFEE, CA. 92584

ASMT: 466210028, APN: 466210028
SHARON SHEPARD
1041 N CALIFORNIA AVE
LA PUENTE CA 91744

ASMT: 466210020, APN: 466210020
ARLINE WYSCARVER, ETAL
30155 GARDNER LN
SUN CITY CA 92584

ASMT: 466210036, APN: 466210036
JVRL 220
C/O AMBER MANAGEMENT
29826 HAUN RD NO 305
MENIFEE CA 92584

ASMT: 466210021, APN: 466210021
PAMELA RICHARDS, ETAL
30735 GARBONI RD
WINCHESTER CA 92596

ASMT: 466210038, APN: 466210038
JVRL 220
C/O JIM LYTLER
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 466210022, APN: 466210022
MARSHA BECKLUND, ETAL
30811 GARBANI RD
WINCHESTER, CA. 92596

ASMT: 466210040, APN: 466210040
PERRIS VALLEY SCHOOLS CAPITAL FAC COR
C/O BUSINESS SERVICES
155 E 4TH ST
PERRIS CA 92570



ASMT: 466220003, APN: 466220003
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

ASMT: 466382001, APN: 466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

ASMT: 466220020, APN: 466220020
FELICIA BENDER, ETAL
18267 MARBRISE ABANITA
MURRIETA CA 92562

ASMT: 466382006, APN: 466382006
KENDRA DORSEY, ETAL
32655 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220021, APN: 466220021
DONG KIM, ETAL
32043 CAMINO RABAGO
TEMECULA CA 92592

ASMT: 466220022, APN: 466220022
MARK JACKSON, ETAL
32575 EL CENTRO LN
MENIFEE, CA. 92584

ASMT: 466220027, APN: 466220027
KGK RIVERSIDE PROP
C/O KATHERINE NEUMANN
2309 WEYBRIDGE LN
LOS ANGELES CA 90077

ASMT: 466220029, APN: 466220029
GENE BYONGJIN, ETAL
C/O HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

ASMT: 466381017, APN: 466381017
DEBORAH MCNEELEY, ETAL
30240 CHEVELEY PARK ST
MENIFEE, CA. 92584



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PHILIP SHANE
30220 GARDNER LN
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WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS
ENVIRONMENTAL REVIEW
4080 LEMON STREET 3RD FLOOR
(MS 1032)
RIVERSIDE CA 92501-3609

MARSHA & GRANT BECKLAND
30811 GARBANI ROAD
WINCHESTER CA 92596

RICK CROY
32065 HEATHER LANE
MENIFEE CA 92584

CARLOS CUEVAS
29722 MERJANIAN ROAD
MENIFEE CA 92584

TREVOR DAVIES
29801 MAXINE LANE
MENIFEE CA 92584

RANDALL & CINDY DENNIS
31830 BRIGGS ROAD
MENIFEE CA 92584

GEORGIA & WADE DENNY
29730 KEMPE CIRCLE
MENIFEE CA 92584

CONNIE DEPHILLIPS
32211 HEATHER LANE
MENIFEE CA 92584

LISA & COLE FREDERICK
30100 MAXINE LANE
MENIFEE CA 92584

MARTIN GALVEZ
PHILIP GALVEZ
29891 MAXINE LANE
MENIFEE CA 92584

GABRIEL & HILDA HERNANDEZ
31784 BRIGGS STREET
MENIFEE CA 92584

JORGE & JUANA HERNANDEZ
32090 GENEVA DRIVE
MENIFEE CA 92584

RICARDO & HILDA HERNANDEZ
32061 GENEVA LANE
MENIFEE CA 92584

GRETCHEN & DONALD HERNDON
30940 GARBANI ROAD
WINCHESTER CA 92596

PAUL JACOBS
32370 CORTE ZAMORA
TEMECULA CA 92592

HENRY & WENDY JANSSENS
29837 MAXINE LANE
MENIFEE CA 92584

JR & CATHERINE KING
29615 GARLAND LANE
MENIFEE CA 92584

JEFFREY & TERRY MASSIE
29735 KEMPE CIRCLE
MENIFEE CA 92584

JAMES MCCORMICK
32555 DAVIS ROAD
WINCHESTER, CA 92596

AUSTREBERTO & MARTA MONGE
30145 GARDNER LANE
MENIFEE CA 92584

BRIAN & LYNN PENNY
32085 LINDENBERGER ROAD
MENIFEE CA 92584

LUIS & MARIA RAMIREZ
31780 BRIGGS ROAD
MENIFEE CA 92584

WADE & PAMELA RICHARDS
30735 GARBANI ROAD
WINCHESTER CA 92596

FRANK & JANET ROMBERGER
29620 GARLAND LANE
MENIFEE CA 92584

VICKI ROMBERGER
32100 GENEVA LANE
MENIFEE CA 92584

EDUARDO & MARIA SANCHEZ
29935 MAXINE LANE
MENIFEE CA 92584

MARILYN & RICHARD SCALES
31800 BRIGGS ROAD
MENIFEE CA 92584

JENNINGS SELL
31260 LORETTA ROAD
WINCHESTER CA 92596

PHILIP & MONA SHANE
30220 GARDNER LANE
MENIFEE CA 92584

JEFFERY SIVESIND
29630 GARLAND LANE
MENIFEE CA 92584

GLEN & PATRICIA SORUM
32335 LINDENBERGER ROAD
MENIFEE CA 92584

CAROLYN TWYMAN
28918 CAPANO BAY COURT
MENIFEE CA 92584

LYNN WAHLERT
BRENDA WAHLERT
30020 GARDNER LANE
MENIFEE CA 92584

ARLINE & RONALD WYSCARVER
30155 GARDNER LANE
MENIFEE CA 92584

BRETT DAWSON
RIVERSIDE COUNTY PLANNING
4080 LEMON STREET 12TH FLOOR
RIVERSIDE CA 92501

MURRIETA PUBLIC LIBRARY
EIGHT TOWN SQUARE
MURRIETA CA 92562

SUN CITY LIBRARY
26982 CHERRY HILLS
MENIFEE CA 92586

JOSEPH RIVANI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

MATTHEW VAHEDI
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

PAM GOMEZ-FRANCISCO
GLOBAL INVESTMENT & DEVELOP LLC
3470 WILSHIRE BLVD SUITE 1020
LOS ANGELES CA 90010

JEFF ANDERSON
ANDERSON CONSULTING ENGINEERS
12526 HIGH BLUFF DRIVE SUITE 300
SAN DIEGO CA 92130

MIKE NAGGAR
MIKE NAGGAR & ASSOCIATES INC
445 SOUTH "D" STREET
PERRIS CA 92570

SAMUEL ALHADEFF
LEWIS BRISBOIS BISGAARD & SMITH LLP
28765 SINGLE OAK DRIVE SUITE 140
TEMECULA CA 92590

MICHELLE OUELLETTE
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE
5TH FLOOR
RIVERSIDE CA 92501

CHARITY SCHILLER
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE
5TH FLOOR
RIVERSIDE CA 92501

PAMELA WRIGHT
2833 NICHOLS BLVD
LONGVIEW WA 98632

MATTHEW FAGAN
MATTHEW FAGAN CONSULTING SVCS
42011 AVENIDA VISTA LADERA
TEMECULA CA 92591



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.

GPA01129, CZ07856, TR36785, EIR00542,

Project Title/Case Numbers

Brett Dawson

County Contact Person

(951) 955-0972

Phone Number

2014081022, County EIR No. 542

State Clearinghouse Number (if submitted to the State Clearinghouse)

Joseph Rivani

Project Applicant

3470 Wilshire Blvd, STE 1020

Address

Northerly of Wickard Road, easterly of Heinz Lane, southerly of Garbani Road, westerly of Brandon Lane

Project Location

The General Plan Amendment proposes an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) (2 - 5 dwelling units per acre) and Open Space: Recreation (OS:R) and modify the General Plan to remove the Estate Density and Rural Residential Policy Area which encompasses the project site. The Change of Zone proposes to change the existing zoning from Residential Agricultural-5 Acre Minimum (R-A-5) to Planned Residential (R-4). The Tentative Tract Map No. 36785 is a Schedule "A" subdivision subdividing 170.8 gross acres into 514 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space, and an Environmental Impact Report to review and analyze the environmental impacts of the project.

Project Description

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

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,070.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE A* REPRINTED * R1310796
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RIVANI JOSEPH \$50.00
paid by: CK 11379
EA42643
paid towards: CFG06022 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 07, 2013 15:57
MGARDNER posting date Nov 07, 2013

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1601527

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: RIVANI JOSEPH \$3,070.00
paid by: CK 5353
EA42643
paid towards: CFG06022 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2016 15:29
MGARDNER posting date Feb 10, 2016

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$3,070.00 |

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