



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

JUNE 7, 2017

**Planning  
Commissioners  
2017**

**1<sup>st</sup> District**  
Carl Bruce Shaffer

**2<sup>nd</sup> District**  
Aaron Hake  
Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
Vice-Chairman

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Eric Kroencke

**Assistant TLMA  
Director**  
Charissa Leach,  
P.E.

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

## AGENDA

### REGULAR MEETING

### RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Teleconference Location: 7908 NE Loowit Loop #52, Vancouver, WA 98662

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

#### **CALL TO ORDER:**

#### **SALUTE TO THE FLAG – ROLL CALL**

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026** – Applicant: Lake Elsinore Lakeside Estates, LLC – First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – and Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Grand Avenue, westerly of Doolittle Court, and easterly of Mountainous Drive – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74 acre Reservoir site, a 0.16 acre Water Pump Station site, a 6.02 acre Debris Basin, a 0.89 acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95 acres will be preserved within a conservation easement – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36108** – Owner/Applicant: Dr. Peter Tynberg – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Southerly of 30<sup>th</sup> Avenue, easterly of Rio Del Sol, and northerly of Watt Court – 20.0 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule "E" Subdivision of 20 acres into 20 industrial parcels with common retention basin and private common streets – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36108, extending the expiration date to April 7, 2018. Project Planner: Jay Olivias at (760) 863-8271 or email [jolivas@rivco.org](mailto:jolivias@rivco.org).
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272** – Applicant: Vir Prabhu Dhalla – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Thompson Road, easterly of Washington Street, and southerly of Yates Road – 12 Gross Acres –

Zoning: Light Agriculture 5 Acre Minimum (A-1-5) – Approved Project Description: Schedule “A” Subdivision of 12 acres into 42 single-family dwelling units with 7,200 sq. ft. minimum lot sizes and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

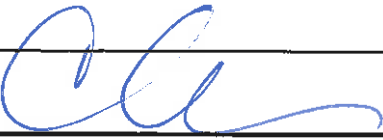
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32627** – Applicant: CalAtlantic Homes – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of El Chimisal Road – 65.4 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “A” Subdivision of 65.4 gross acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and nine (9) additional lots for open space, detention/water quality basins, a landscape lot, and a park – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32627, extending the expiration date to January 23, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465** – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of 64<sup>th</sup> Avenue, southerly of 63<sup>rd</sup> Avenue, and easterly of Lincoln Street – 60 Gross Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule “A” Subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Rowley Lane, southerly of Montgomery Avenue, and easterly of 6<sup>th</sup> Street – 64.5 Gross Acres – Zoning: Residential Agriculture (R-A) – Approved Project Description: Schedule “B” Subdivision of 64.5 gross acres into 99 single-family residential lots, two (2) detention basins, and one (1) 16.5 ft. wide access road – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32065, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- 1.7 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32064** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue, and westerly of Hansen Avenue – 31.4 Gross Acres – Zoning: Residential Agriculture (R-A) – Approved Project Description: Schedule “B” Subdivision of 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32064, extending the expiration date to May 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).
- 1.8 **PLOT PLAN NO. 25701 – RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckwalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite antennas within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Riverside County Flood Control and Water Conservation District. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.9 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201 – RECEIVE and FILE** – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS-R) – Location: Northerly of Branding Iron Lane, easterly of Double Diamond Drive, and northwesterly of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

- 1.10 **FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31314** – Applicant: Advanced Civil Group c/o Steven Austin - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Calle De Vinedos, easterly of Calle Cabernet, westerly of Anza Road – 54.44 Acres – Zoning: Residential Agricultural – 2 Acre Minimum: (R–A–2) – Approved Project Description: Subdivide 52.34 acres into 19 single family lots with a two (2) acre minimum lot size – REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- NONE**
- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CONDITIONAL USE PERMIT NO. 3732** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Caliente II Solar, LLC – Engineer/Representative: Andy Atiyeh – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Rural: Rural Desert (R-RD) – Location: Northerly of Dillon Road, southerly of 16th Avenue, easterly of Corkhill Road, and westerly of Bennett Road – 31.7 Gross Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a three (3) megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 4.2 **SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, GENERAL PLAN AMENDMENT NO. 1219, CHANGE OF ZONE NO. 7214, AND TENTATIVE TRACT MAP NO. 32323** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) as reflected in the Specific Plan – Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road – Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, 5-acre minimum (R-A-5) – **REQUEST:** The Specific Plan Amendment proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The General Plan Amendment proposes to change the land use designation from Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 5-acre minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule "A" Subdivision of 20.3 acres into 34 single family residential lots, one (1) private park and one (1) detention/water quality basin lot. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 4.3 **GENERAL PLAN AMENDMENT NO. 1216** – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 524 (EIR No. 524) – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: various land use designations – Temecula Valley Wine Country Policy Area – Location: In the southwesterly portion of unincorporated Riverside County, approximately three (3) miles north of the San Diego County border – Approximately 17,832 gross acres (proposed trails network within the entire policy area) – Zoning: Various Zoning Classifications – **REQUEST:** General Plan Amendment No. 1216 (GPA No. 1216) proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The proposed revision will guide future development of an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 and Figure 8 Trails and Bikeway System Map. GPA No. 1216 also proposes to modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System for consistency purposes. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org).
- 5.0 WORKSHOPS:
- NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS

1.1

**Agenda Item No.**  
**Area Plan: Elsinore**  
**Zoning Area: South Elsinore**  
**Supervisory District: First**  
**Project Planner: Arturo Ortuño**  
**Planning Commission Hearing: June 7, 2017**

**TENTATIVE TRACT MAP NO. 32026**  
**SECOND EXTENSION OF TIME**  
**Applicant: Lake Elsinore Lakeside Estates, LLC**

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Charissa Leach, P.E.  
Assistant TLMA Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT**

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

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

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

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

### **REQUEST:**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026**

### **BACKGROUND:**

Tentative Tract Map No. 32026, along with Change of Zone No. 7032, was originally approved at Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on June 23, 2009.

The first Extension of Time was approved at Planning Commission on August 3, 2016.



The second Extension of Time was received April 4, 2017, ahead of the expiration date of June 23, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 21, 2017.

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

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 April 21, 2017) indicating the acceptance of the seven (7) 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.

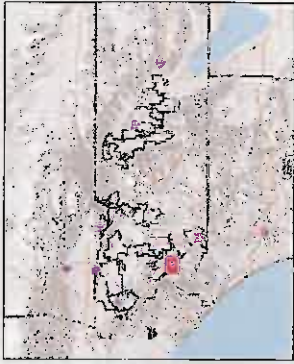
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 23, 2018. If a final map has not been recorded prior this date, a third extension 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. 32026**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 23, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 2nd EOT for TR32026

## Vicinity Map



**Legend**

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

**Notes**

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

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# Extension of Time Environmental Determination

Project Case Number: TR32026  
 Original E.A. Number: 39748  
 Extension of Time No.: Second  
 Original Approval Date: June 23, 2009  
 Project Location: South of Grand Avenue, West of Doolittle Court, and East of Mountainous Drive

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

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

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Arturo Ortuño, Contract Planner

Date: May 1, 2017  
 For Charissa Leech, Assistant TLMA Director

## Ortuno, Arturo

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**From:** Erik Lunde <erikwlunde@gmail.com>  
**Sent:** Friday, April 21, 2017 2:15 PM  
**To:** Ortuno, Arturo; eriklunde@msn.com  
**Subject:** RE: 2nd EOT TR32026 Recommended Conditions

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mr. Ortuno,

Regarding 2<sup>nd</sup> EOT TR32026, please accept this email as our formal acceptance of the recommend conditions referenced below.

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

**P:** 714.318.3500  
✉: [ErikLunde@msn.com](mailto:ErikLunde@msn.com)

DRE License No. 01159007

**CONFIDENTIAL COMMUNICATION**

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**From:** Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]  
**Sent:** Thursday, April 6, 2017 10:32 AM  
**To:** eriklunde@msn.com  
**Subject:** 2nd EOT TR32026 Recommended Conditions

Good morning,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. I'm not sure if you have been contacted previously regarding recommended conditions. The County has determined the following conditions will be applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Thank you,

Attn: Erik Lunde  
Lake Estates, LLC  
225 W Plaza Street, Suite 105  
Solana Beach, CA 92075

RE: **EXTENSION OF TIME REQUEST** for **No. 32026.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

- |                            |                           |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE  |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED         |
| 60. REQ BMP SWPPP WQMP     | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING |                           |

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

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

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

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

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

**Arturo Ortuño**  
*Contract Planner*  
Riverside County Planning Dept.  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-0314



**How are we doing? [Click the Link and tell us](#)**

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 12

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 43

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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



TRACT MAP Tract #: TR32026

Parcel: 382-100-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 43                      EOT2 - FINAL ACCESS AND MAINT (cont.)                      RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16                      EOT2 - REQ BMP SWPPP WQMP                      RECOMMND

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

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

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

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

04/06/17  
10:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

04/06/17  
10:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 9 EOT2 - WQMP COMP AND BNS REG

RECOMMND

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

04/06/17  
10:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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


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



1.2

Agenda Item No.  
Area Plan: Western Coachella Valley  
Zoning District: Thousand Palms  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission Hearing: June 7, 2017

TENTATIVE PARCEL MAP NO. 36108  
FIRST EXTENSION OF TIME  
Applicant: Dr. Peter Tynberg



Charissa Leach, P.E., Assistant  
TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'E' subdivision of 20 acres into 20 industrial parcels.

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

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

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

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36108**

### BACKGROUND:

Tentative Parcel Map No. 36108 was originally approved at Planning Commission on April 7, 2010. The Map proceeded to the Board of Supervisors and was received and filed on May 18, 2010.

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

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 2, 2017, and received by the Planning department via email on May 2, 2017) indicating the acceptance of the seven (7) recommended conditions.

AB

**FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

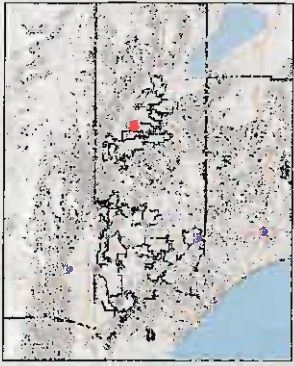
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 7, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVE** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36108**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 7, 2018, subject to all the previously approved and amended Conditions of Approval.

# VICINITY MAP

## PM36108 1st EOT



**Legend**

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

**Notes**

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

REPORT PRINTED ON... 5/2/2017 10:54:05 AM

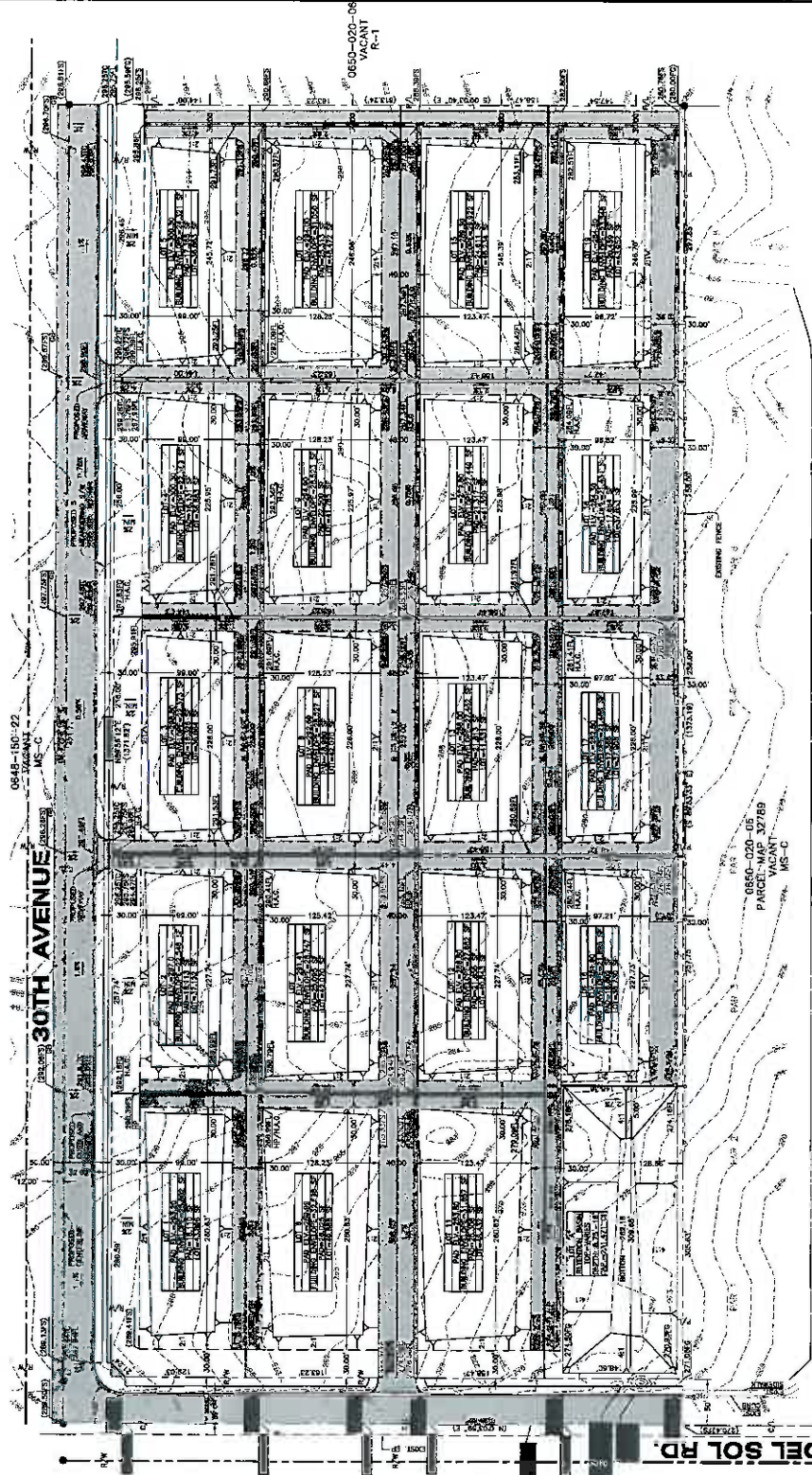
© Riverside County RCIT GIS



# TENTATIVE PARCEL MAP NO. 36108

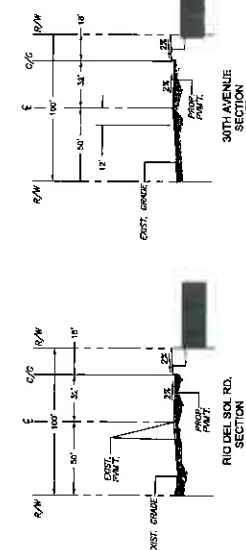
## PRE-GRADING DRAINAGE PLAN

### COUNTY OF RIVERSIDE



**LEGEND:**

- 10' SETBACK
- 20' SETBACK
- 30' SETBACK
- 40' SETBACK
- 50' SETBACK
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- 80' SETBACK
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**LEGAL DESCRIPTION:**  
 THE NORTH HALF OF THE NORTH HALF OF THE  
 SOUTH HALF OF SECTION 16, TOWNSHIP 4  
 SOUTH, RANGE 18 EAST, COUNTY OF RIVERSIDE,  
 CALIFORNIA, BEING THE SAME AS SET FORTH IN  
 CERTAIN RECORDS IN THE COUNTY OF RIVERSIDE,  
 CALIFORNIA, TO-WIT: PARCEL MAP NO. 36108, FILED  
 FOR RECORD IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
 OFFICE OF THE COUNTY CLERK, ON 11/15/2007.

**SOURCE OF TOPOGRAPHY:**  
 PHOTONIC SURVEYING, AUGUST 2006  
 MADE WORKER, P.L.S. #4337

**PROJECT INFORMATION:**  
 ASSessor'S PARCEL NO: 0856-000-001  
 CROSS ADDRESS: 911248 5/21/18 AC.  
 APPROX TOTAL NET: 842014 5/7/183 AC.  
 ZONING: R-2C  
 SUBDIVISION: 4-2C, R-1, I-P  
 GENERAL PLAN: LEAD INDUSTRIES  
 IMPROVEMENT SCHEDULE: 7  
 THOMAS BROS MAP: 2004 ED PAGE 708 (6-7)  
 COSTING LAND USE: VACANT  
 PROPOSED LAND USE: OFFICE INDUSTRIAL  
 BILLINGham CONSTRUCTION: U.S.C. TYPE V  
 PROPOSED WASTE DISPOSAL: UNREC'D WASTE & RECYCLING SWDS  
 FIRM DESIGNATION: A1-1  
 FLOOD CONTROL DIST: RIVERSIDE COUNTY FLOOD CONTROL DIST  
 SCHOOL DISTRICT: PALM SPRINGS UNIFIED  
 WATER PURVEYOR: COACHELLA VALLEY WATER DISTRICT  
 SEWER PURVEYOR: COACHELLA VALLEY WATER DISTRICT  
 GAS PURVEYOR: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE PURVEYOR: SOUTHERN CALIFORNIA Edison  
 CABLE TV PURVEYOR: CHARTER CABLE  
 TOTAL PARCELS: 20

**SITE AREA:**  
 TOTAL: 21.15 ACRES  
 NET AREA OF SITE: 19.33 ACRES

**NOTES:**  
 1. THIS TRACTS AND INCLUDES THE  
 DUNE CONTIGUOUS ADJACENT TO THE  
 PROPERTY, AND ALL SUBDIVISIONS  
 THEREON.  
 2. ALL SETBACKS PROPERTY IS NOT WITHIN A  
 SPECIAL STUDY ZONE.  
 3. SUBJECT PROPERTY IS IN AN AREA OF  
 AGGRAVATED INFLUENCE.

**MAP/EXHIBIT PREPARED BY:**  
 JOSEPH E. BONADIMAN & ASSOCIATES  
 2849 Arroyo Avenue, San Bernardino, CA 92408  
 909-388-5888

**FLOOD PLAIN DESIGNATION: EARTHWORK**  
 ZONE A1-1  
 DATE: 11/15/2007  
 DRAWING NO: 12/21/07  
 SHEET NO: 1 OF 1  
 TOTAL SHEETS: 1  
 COUNTY OF RIVERSIDE, CALIFORNIA

**LAND OWNERS:**  
 THOMAS BROS MAP  
 2004 ED PAGE 708 (6-7)  
 911248 5/21/18 AC.  
 842014 5/7/183 AC.  
 COUNTY OF RIVERSIDE, CALIFORNIA  
 (760) 776-4861

**APPLICANT:**  
 JOSEPH E. BONADIMAN & ASSOCIATES  
 2849 Arroyo Avenue, San Bernardino, CA 92408  
 909-388-5888

**PROJECT SITE:**  
 911248 5/21/18 AC.  
 842014 5/7/183 AC.  
 COACHELLA VALLEY WATER DISTRICT  
 911248 5/21/18 AC.  
 842014 5/7/183 AC.  
 PALM SPRINGS UNIFIED  
 SOUTHERN CALIFORNIA Edison  
 CHARTER CABLE  
 R.I.E.

**JOSEPH E. BONADIMAN & ASSOCIATES, INC.**  
 licensed engineers  
 2849 Arroyo Avenue, San Bernardino, CA 92408-1018  
 Phone: (909) 388-5888 - Fax: (909) 388-1721

**VERTICAL DATUM:**  
 NAVD 83  
 ELEVATION: 220.75

**SCALE OF REFERENCE:**  
 1" = 200'

**CONTRIBUTOR OF FLOOD SOL LOAD ALSO BEING THE WEST LINE OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 18 EAST, AS SHOWN ON THE MAP.**

**TENTATIVE PARCEL MAP**  
**TPM36108**  
**PRE-GRADING DRAINAGE PLAN**

PREPARED FOR: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 SHEET: 1 OF 1  
 C1




# Extension of Time Environmental Determination

Project Case Number: PM36108  
Original E.A. Number: 42108  
Extension of Time No.: 1  
Original Approval Date: April 7, 2010  
Project Location: Southerly of Avenue 30, easterly of Rio Del Sol Road.

Project Description: Schedule "E" subdivision of 20 acres into 20 industrial parcels.

On April 7, 2010, this Tentative Parcel 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:   
Jay Olivas, Urban Regional Planner

Date: May 2, 2017  
For Charissa Leach, Asst. TLMA Director

## Olivas, Jay

---

**From:** Peter Tynberg <ptynberg@tynberg.com>  
**Sent:** Tuesday, May 02, 2017 11:51 AM  
**To:** Olivas, Jay  
**Subject:** Re: PM 36108 Review EOT Conditions Attached

Yes, I understand and accept the new conditions.

Peter tynberg

On May 2, 2017, at 1:29 PM, Olivas, Jay <JOLIVAS@RIVCO.ORG> wrote:

> Dr. Tynberg,

>

> As previously emailed, please re-confirm acceptance of the attached EOT recommended conditions, please see attached Letter.

>

> I've already completed the Draft Staff Report (Tentative 6/7 PC date) for the Planning Commission, but wish to re-confirm acceptance of the recommended EOT conditions.

>

> Regards,

>

> Jay T. Olivas

> Urban Regional Planner IV

> Planning Department, County of Riverside

> 77-588 El Duna Court, Suite H

> Palm Desert, CA 92211

> Ph: (760) 863-7050

> jolivas@rivco.org

> <http://planning.rctlma.org/>

>

> How are we doing? Click the link to tell us Public Service Hours are

> 8:00 a.m. to 5:00 p.m., Monday through Friday

>

> -----Original Message-----

> From: Peter Tynberg [mailto:ptynberg@tynberg.com]

> Sent: Tuesday, April 11, 2017 5:20 AM

> To: Olivas, Jay <JOLIVAS@RIVCO.ORG>

> Subject: Re: PM 36108 Extension

>

> Jay,

> I have reviewed the Draft conditions you attached to your email.

> I assume that these are further conditions that the one-year extension will add to my tentative map.

> They will need to be fulfilled to get approval for the final map.

> Although I accept these further conditions at this time, I will not have to fulfill them now to receive the one-year extension.

> Am I correct?

> Peter Tynberg

> On Apr 10, 2017, at 7:19 PM, Olivas, Jay <JOLIVAS@RIVCO.ORG> wrote:

>

PARCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 41

EOT - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 EOT - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 EOT - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 3

EOT - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT - WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 10 EOT - WQMP COMP AND BNS REG

RECOMMND

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

05/02/17  
10:44

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36108

Parcel: 650-020-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

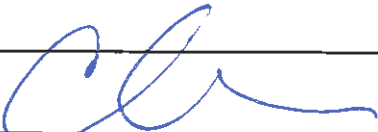
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



1.3

Agenda Item No.  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: June 7, 2017

TENTATIVE TRACT MAP NO. 32272  
SECOND EXTENSION OF TIME  
Applicant: Vir Prabhu Dhalla

---

Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 12 acres into 42 single-family dwelling units with 7,200 square foot minimum lot sizes and one detention basin.

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

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

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272**

### BACKGROUND:

Tentative Tract Map No. 32272, along with Change of Zone No. 6952, was originally approved at Planning Commission on March 22, 2006. The project proceeded to the Board of Supervisors for final approval on May 23, 2006.

The first Extension of Time was approved at Planning Commission on September 7, 2016.

The second Extension of Time was received May 1, 2017, ahead of the expiration date of May 23, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 1, 2017.

W

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

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 May 1, 2017) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

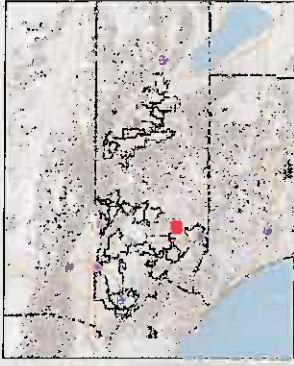
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 23, 2018. If a final map has not been recorded prior this date, a third extension 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. 32272**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 23, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

# 2nd EOT for TR32272

## Vicinity Map



### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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

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REPORT PRINTED ON... 5/2/2017 11:40:56 AM

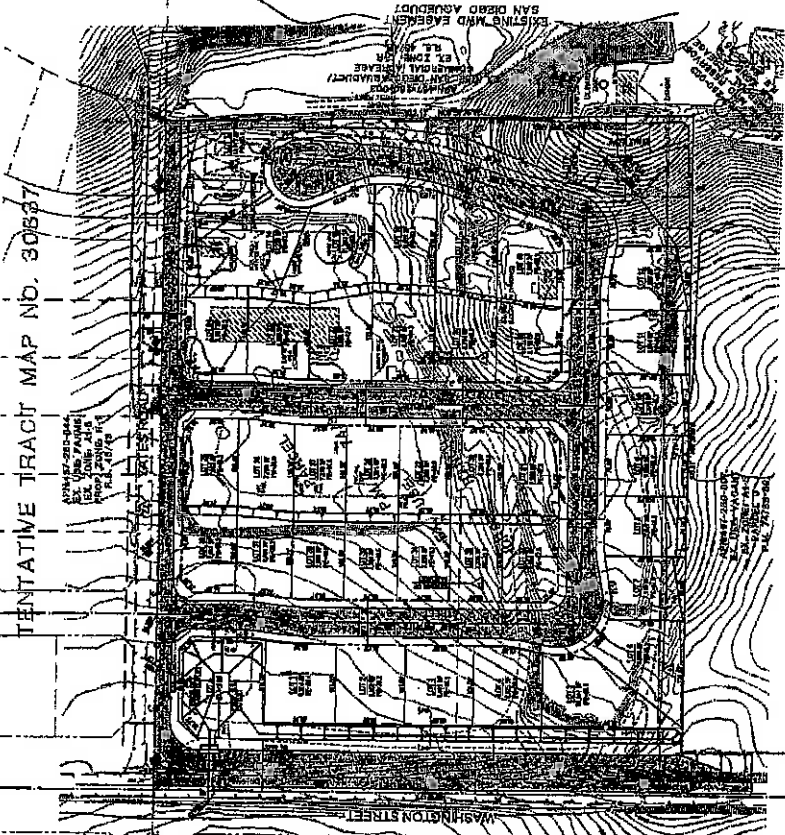
© Riverside County RCIT GIS



# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP NO. 32272

MARCH, 2006  
AMENDED NO. 5



**OWNER AFFIDAVIT**  
I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief.

**BASELINE BEADINGS**  
The baseline bearings and distances are as shown on the attached plat.

**REMARKS**  
The above described property is situated in the County of Riverside, State of California, and is bounded by the following:

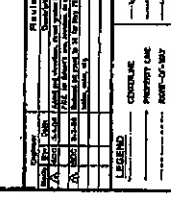
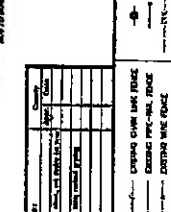
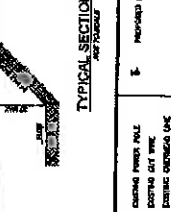
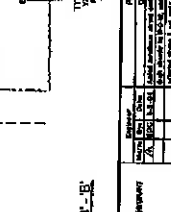
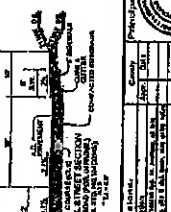
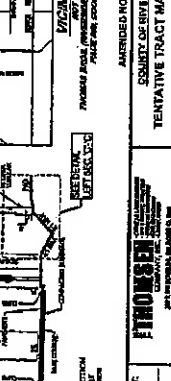
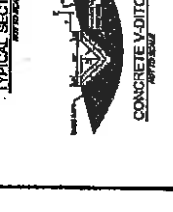
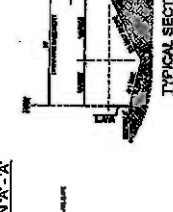
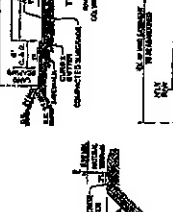
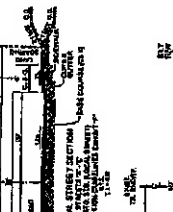
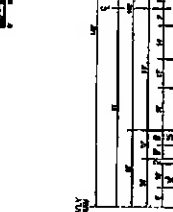
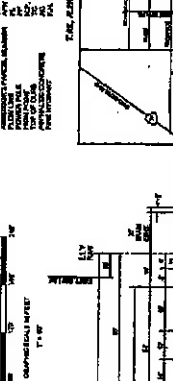
**ADJACENT LANDS**  
To the North, by the property of the County of Riverside, State of California, known as the Riverside County Jail, and by the property of the County of Riverside, State of California, known as the Riverside County Jail, and by the property of the County of Riverside, State of California, known as the Riverside County Jail.

**GENERAL CONTRACTOR'S NOTES:**  
1. ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORD PLATS AND FIELD SURVEY DATA.  
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE.  
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF GRANULAR FILL.  
5. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT 10 FOOT INTERVALS.  
6. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT 5 FOOT INTERVALS AT ALL CROSSINGS.  
7. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT ALL CHANGES OF DIRECTION.  
8. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT ALL ENDS.  
9. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT ALL INTERSECTIONS.  
10. ALL UTILITIES SHALL BE MARKED WITH RED PAINT OR FLAG AT ALL POINTS OF CONCERN.

**UTILITIES**  
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**CONSTRUCTION NOTES:**  
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NO.	DESCRIPTION	DATE	BY
1	Original Tract Map No. 32272	March 2006	[Signature]
2	Amendment No. 1	March 2006	[Signature]
3	Amendment No. 2	March 2006	[Signature]
4	Amendment No. 3	March 2006	[Signature]
5	Amendment No. 4	March 2006	[Signature]
6	Amendment No. 5	March 2006	[Signature]

NO.	DESCRIPTION	DATE	BY
1	Original Tract Map No. 32272	March 2006	[Signature]
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4	Amendment No. 3	March 2006	[Signature]
5	Amendment No. 4	March 2006	[Signature]
6	Amendment No. 5	March 2006	[Signature]

AMENDED NO. 5  
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 32272  
FOR  
ALEXANDER COMMUNITIES  
Prepared Under The Subdivision Map Act  
Proposed by: [Signature]  
Date: [Date]



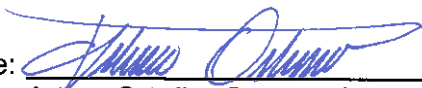
# Extension of Time Environmental Determination

Project Case Number: TR32272  
 Original E.A. Number: 39506  
 Extension of Time No.: Second  
 Original Approval Date: May 23, 2006  
 Project Location: North of Thompson Road, East of Washington Street, and South of Yates Road

Project Description: Schedule A - subdivision of 12 acres into 42 single-family dwelling units with 7,200 square foot minimum lot sizes and one detention basin.

On May 23, 2006, 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:   
 Arturo Ortuño, Contract Planner

Date: May 2, 2017  
 For Charissa Leech, Assistant TLMA Director

## Ortuno, Arturo

---

**From:** prabhu dhalla <vpd47@aol.com>  
**Sent:** Monday, May 01, 2017 4:29 PM  
**To:** Ortuno, Arturo  
**Subject:** Re: 2nd EOT TR32272 Recommended Conditions

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

THE CONDITIONS MENTIONED IN YOUR E MAIL & LISTED BELOW ARE ACCEPTABLE  
THANK YOU

50. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE  
50. FINAL ACCESS AND MAINT  
90. WQMP REQUIRED  
60. REQ BMP SWPPP WQMP  
90. WQMP COMP AND BNS REG  
60. FINAL WQMP FOR GRADING

VIR PRABHU DHALLA

-----Original Message-----

From: Ortuno, Arturo <AOrtuno@rivco.org>  
To: vpd47 <vpd47@aol.com>  
Sent: Mon, May 1, 2017 2:12 pm  
Subject: 2nd EOT TR32272 Recommended Conditions

Good afternoon,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. The County has determined the following conditions applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Thank you,

Attn: Vir Prabhu Dhalla  
4343 Market Street, Suite A  
Riverside, CA 92501

**RE: EXTENSION OF TIME REQUEST for No. 32272.**

The County Planning Department has determined it necessary to recommend the addition of new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these



05/08/17  
15:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 31 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

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

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT2 - REQ BMP SWPPP WQMP

RECOMMND

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

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

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

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

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

05/08/17  
15:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact  
(951) 712-5494.

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT2 -WQMP AND MAINTENANCE RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2 - WQMP REQUIRED RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or  
clearance from the Building and Safety Department. All  
structural BMPs described in the project - specific WQMP

TRACT MAP Tract #: TR32272

Parcel: 467-280-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT2 - WQMP REQUIRED (cont.)

RECOMMND

and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 7 EOT2 - WQMP COMP AND BNS REG

RECOMMND

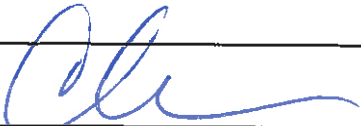
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

1.4

Agenda Item No.  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: June 7, 2017

TENTATIVE TRACT MAP NO. 32627  
FIRST EXTENSION OF TIME  
Applicant: CalAtlantic Homes

  
Charissa Leach, P.E.  
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 66.7 gross acres into 115 single family residential lots, with a minimum lot size of 8,000 square feet and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

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

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

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

**REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32627**

**BACKGROUND:**

Tentative Tract Map No. 32627, along with Change of Zone No. 7113, was originally approved at Planning Commission on October 4, 2006. The project proceeded to the Board of Supervisors for final approval on January 23, 2007.

Minor Change No. 1 to Tentative Tract Map No. 32627 was approved at Planning Commission on September 19, 2007. The minor change proposed to modify the condition of approval language of 80.PLANNING.20 (e) to include the use of wood or vinyl fencing on all property lines between pads, a block wall to be constructed on the perimeter of all pads that border a



street, and a view fence to be used on all rear yards that are adjacent to slopes, detention basins, and the channel.

Minor Change No. 2 to Tentative Tract Map. No. 32627 was approved at Planning Commission on June 19, 2013. In the second minor change to the tract, a proposal to connect Streets "A" and "J" occurred to provide better circulation.

The first Extension of Time was received October 18, 2016, ahead of the expiration date of January 23, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 1, 2017.

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

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 May 1, 2017) indicating the acceptance of the seven (7) 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 January 23, 2018. If a final map has not been



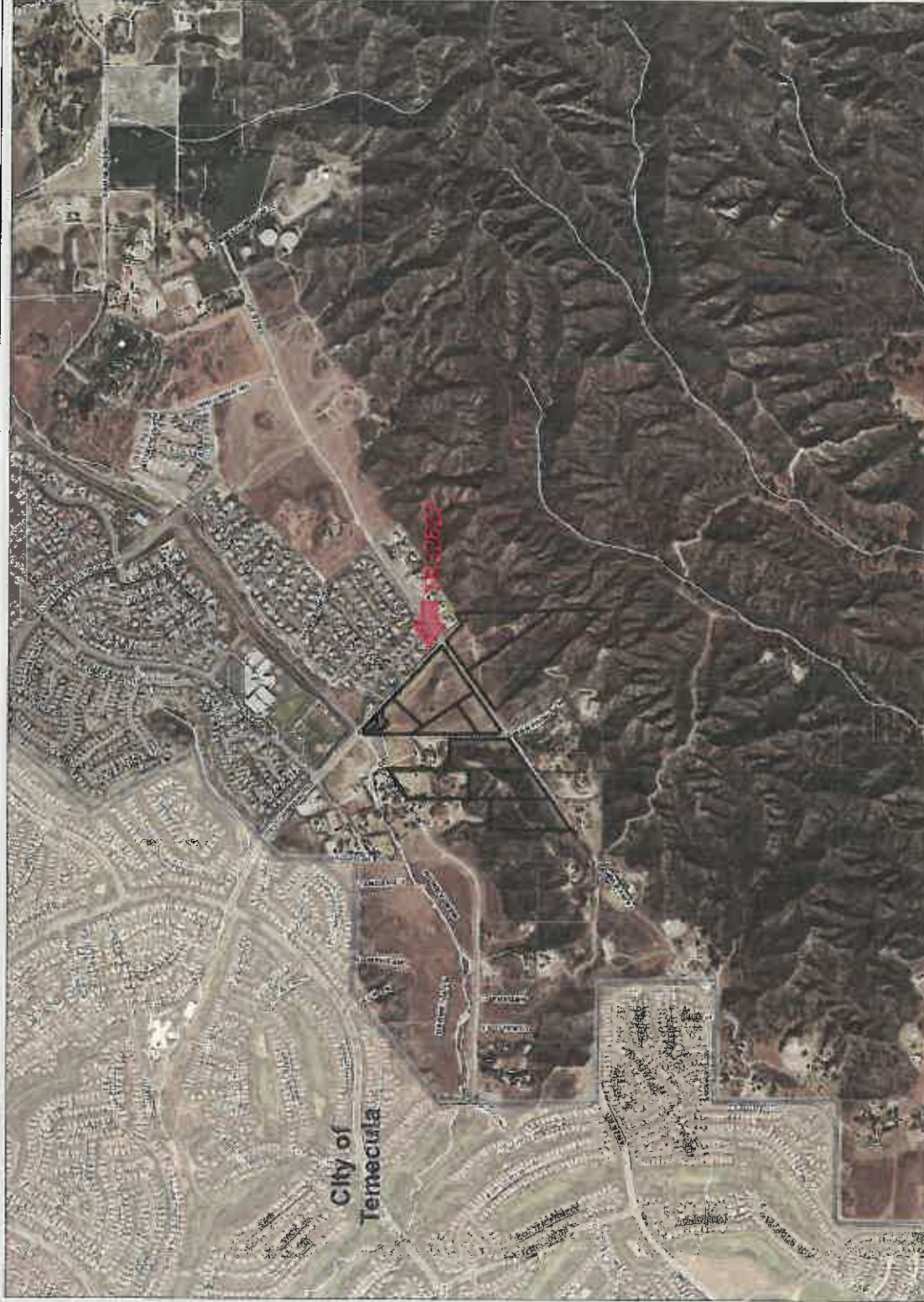
recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32627**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 23, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 1st EOT for TR32627

## Vicinity Map



### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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



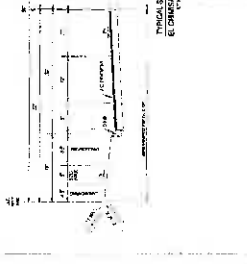
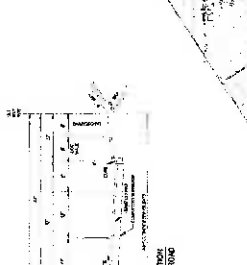
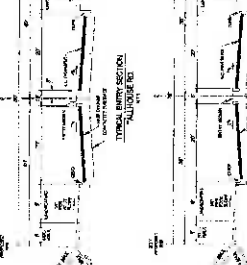
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© Riverside County RCIT GIS

- ### GENERAL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
  2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
  4. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS.
  6. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND VEGETATION TO REMAIN.
  8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CURBS AND GUTTERS.
  10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS AND STAIRS.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIDEWALKS AND STAIRS.
  12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATHS.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL DRIVEWAYS AND PATHS.
  14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND BARRIERS.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL FENCES AND BARRIERS.
  16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND MARKINGS.
  17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNAGE AND MARKINGS.
  18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LIGHTING AND ELECTRICAL SYSTEMS.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL LIGHTING AND ELECTRICAL SYSTEMS.
  20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.
  21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPING AND PLANTINGS.
  22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SERVICES.
  23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITIES AND SERVICES.
  24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RECORDS AND DOCUMENTS.
  25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL RECORDS AND DOCUMENTS.



**LEGAL DESCRIPTION**

TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

**SECTION (10)**

Showing the layout of the section (10) area, including the stage, seating, and circulation.

**SECTION (11)**

Showing the layout of the section (11) area, including the stage, seating, and circulation.

**SECTION (12)**

Showing the layout of the section (12) area, including the stage, seating, and circulation.

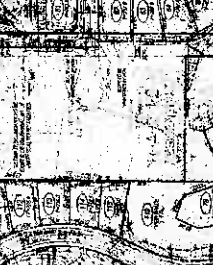
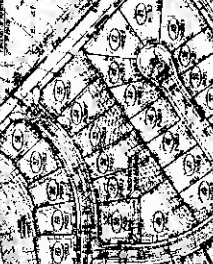
**SECTION (13)**

Showing the layout of the section (13) area, including the stage, seating, and circulation.

**SECTION (14)**

Showing the layout of the section (14) area, including the stage, seating, and circulation.

ITEM NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	CONCRETE	1000	CU YD	120.00	120000.00
2	STEEL	5000	LB	0.40	200000.00
3	BRICK	100000	1000'S	0.10	10000.00
4	CEMENT	5000	CU YD	100.00	500000.00
5	AGGREGATE	10000	CU YD	40.00	400000.00
6	PAINT	1000	GALES	10.00	10000.00
7	LABOR	10000	HOURS	10.00	100000.00
8	EQUIPMENT	1000	HOURS	20.00	20000.00
9	PERMITS	1	SET	5000.00	5000.00
10	INSURANCE	1	MONTH	1000.00	1000.00
11	UTILITIES	1000	HOURS	5.00	5000.00
12	LANDSCAPING	1000	HOURS	15.00	15000.00
13	DEMOLITION	1000	HOURS	8.00	8000.00
14	TESTING	1000	TESTS	20.00	20000.00
15	CONTINGENCY	10000	CU YD	10.00	100000.00
16	TOTAL				2000000.00



**ENGINEER/CONTACT PERSON**

Name: [REDACTED]  
Title: [REDACTED]  
Company: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED]  
State: [REDACTED]  
Zip: [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

**OWNER/APPLICANT**

Name: [REDACTED]  
Title: [REDACTED]  
Company: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED]  
State: [REDACTED]  
Zip: [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

**DEVELOPER**

Name: [REDACTED]  
Title: [REDACTED]  
Company: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED]  
State: [REDACTED]  
Zip: [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
E-mail: [REDACTED]

**ASSESSOR'S PARCEL NUMBER**

02-0713  
05-8015  
**32627**

DATE OF MAP: [REDACTED]

**ASSESSOR'S PARCEL NUMBER**

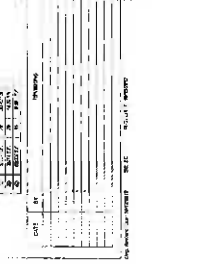
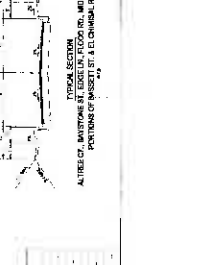
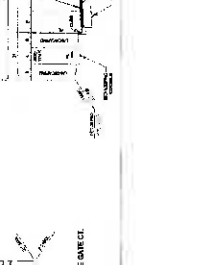
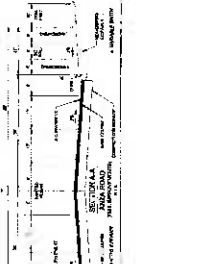
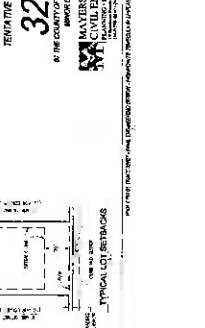
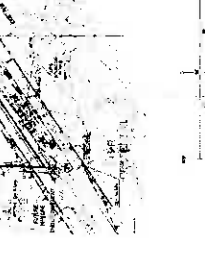
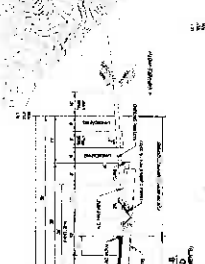
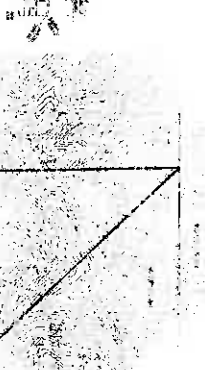
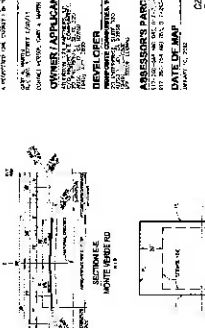
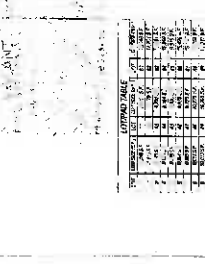
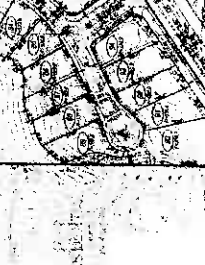
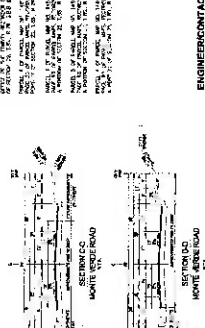
02-0713  
05-8015  
**32627**

DATE OF MAP: [REDACTED]

**ASSESSOR'S PARCEL NUMBER**

02-0713  
05-8015  
**32627**

DATE OF MAP: [REDACTED]





# Extension of Time Environmental Determination

Project Case Number: TR32627  
 Original E.A. Number: 40015  
 Extension of Time No.: First  
 Original Approval Date: January 23, 2007  
 Project Location: North of Anza Road, South of Monte Verde Road and West of El Chimisal Road

Project Description: Schedule A - subdivision of 66.7 gross acres into 115 single family residential lots, with a minimum lot size of 8,000 square feet and an average lot size of 11,316 square feet, and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

On January 23, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:   
 Arturo Ortuño, Contract Planner

Date: May 2, 2017  
 For Charissa Leech, Assistant TLMA Director



continuing the legacies of Ryland and Standard Pacific

May 1, 2017

**COUNTY OF RIVERSIDE**  
Planning Department  
Attn: Arturo Ortuno  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Subject: EXTENSION OF TIME REQUEST for TRACT No. 32627**

Arturo:

LS Terracina, LLC has reviewed the following conditions of approval and finds them acceptable:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| <b>50. REQ E HEALTH DOCUMENTS</b> | <b>80. WQMP AND MAINTENANCE</b>  |
| <b>50. FINAL ACCESS AND MAINT</b> | <b>90. WQMP REQUIRED</b>         |
| <b>60. REQ BMP SWPPP WQMP</b>     | <b>90. WQMP COMP AND BNS REG</b> |
| <b>60. FINAL WQMP FOR GRADING</b> |                                  |

Please note that a great number of these conditions have been previously cleared as part of the Rough Grading Permit (BGR140014) issuance.

Sincerely,  
LS TERRACINA, LLC

A handwritten signature in blue ink that reads 'Sean Doyle'. The signature is fluid and cursive.

Sean Doyle  
Member Representative

Q:\INLAND EMPIRE\PROJECT MANAGEMENT\PROJECTS\CURRENT\TERRACINA 01 MASTER (JOB 1391)\LS TERRACINA (1391)\C2 CITY - COUNTY CORRESPONDENCE\COUNTY OF RIVERSIDE\TR 32627 ACCEPTANCE OF TIME EXTENSION CONDITIONS.DOCX

Cc: Danielle Fergoso, H&A  
File, C-2



04/05/17  
15:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32627M2

Parcel: 917-260-086

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 19 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

04/05/17  
15:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32627M2

Parcel: 917-260-086

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

TRACT MAP Tract #: TR32627M2

Parcel: 917-260-086

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR32627M2

Parcel: 917-260-086

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 6

EOT1 - WQMP COMP AND BNS REG

RECOMMND

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

04/05/17  
15:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32627M2

Parcel: 917-260-086

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

EOT1 - WQMP COMP AND BNS REG (cont.)

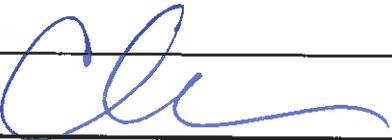
RECOMMND

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

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

Agenda Item No.  
 Area Plan: Eastern Coachella Valley  
 Zoning District: Lower Coachella Valley  
 Supervisorial District: Fourth  
 Project Planner: Arturo Ortuño  
 Planning Commission Hearing: June 7, 2017

TENTATIVE TRACT MAP NO. 35465  
 SECOND EXTENSION OF TIME  
 Applicant: Coachella Valley Housing  
 Coalition



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 291 single family residential lots with open space and drainage 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. 35465**

### **BACKGROUND:**

Tentative Tract Map No. 35465, along with General Plan Amendment No. 905 and Change of Zone No. 7621, was originally approved at Planning Commission on November 19, 2008. The project proceeded to the Board of Supervisors for final approval on April 14, 2009.

The first Extension of Time was approved at Planning Commission on September 7, 2016.

The second Extension of Time was received March 20, 2017, ahead of the expiration date of April 14, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 26, 2017.



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

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 April 26, 2017) indicating the acceptance of the seven (7) 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.

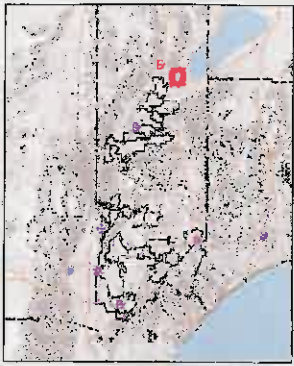
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 14, 2018. If a final map has not been recorded prior this date, a third 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. 35465, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 14, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

# 2nd EOT for TR35465

## Vicinity Map




**Legend**


- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

**Notes**

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



0 4,155 8,311 Feet



REPORT PRINTED ON... 5/1/2017 2:29:51 PM

© Riverside County RCIT GIS

NO.	REVISIONS	APPROVED	DATE
1	REVISED TO SHOW SITES AND UTILITIES, NOTES AND ENGINEER'S SEAL AND SIGNATURE		12/22/22

JANUARY 2008  
 IN THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA  
**TENTATIVE TRACT  
 MAP NO. 35465  
 SCHEDULE 'A'  
 FTA 2007-08**

**LEGAL DESCRIPTIONS**  
 THAT PORTION OF THE WEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

SECTION 8 OF THE WEST QUARTER CORNER OF SECTION 8 IN THE CENTRAL OF LINCOLN STREET.

THENCE SOUTH 87° 30' 00" EAST ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1025.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

THENCE SOUTH 02° 05' 00" WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1025.00 FEET.

THENCE NORTH 87° 45' 00" WEST A DISTANCE OF 1025.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID SECTION 8 AND THE CENTERLINE OF SAID LINCOLN STREET.

THENCE NORTH 02° 05' 00" EAST ALONG THE WESTERLY LINE OF SAID SECTION 8 AND THE CENTERLINE OF SAID LINCOLN STREET A DISTANCE OF 1025.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION WHICH MAY BE WITHIN LOT 'B' OF LOT LINE AGREEMENT NO. 6895 RECORDED MARSH 23, 2006 AS INSTRUMENT NO. 206811 OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBER**

779-082-036

**OWNER / DEVELOPER**  
 COACHELLA VALLEY HEURING SOLUTION  
 17745 W. JOHN MEALEY  
 SECTION 35  
 4218 VANDERBILT STREET, PLAZA 1 - SUITE G  
 92522 CALIFORNIA  
 TELEPHONE: (951) 717-3167  
 FAX: (951) 717-3177

**ENGINEERS**  
 MSA CONSULTING, INC.  
 54400 BOCA HORNE DRIVE # PLANNING  
 RIVERSIDE, CALIFORNIA 92503  
 TELEPHONE: (951) 351-9111  
 FAX: (951) 351-9110  
 ROBERT B. SMITH, REG. 50451

**GENERAL NOTES**

EXISTING ZONING IS HIGH DENSITY RESIDENTIAL /

PROPOSED ZONING IS RESIDENTIAL MEDIUM DENSITY /

EXISTING GENERAL PLAN IS HIGH DENSITY RESIDENTIAL /

PROPOSED GENERAL PLAN IS MEDIUM DENSITY RESIDENTIAL

EXISTING LAND USE IS VACANT AND EXISTING STRUCTURES

PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL

RESIDENTIAL LOTS: LOTS 1 THRU 111 ARE 63 ACRES  
 MINIMUM LOT SIZE: 4,000 SQ FT  
 MAXIMUM LOT SIZE: 180,000 SQ FT  
 AVERAGE LOT SIZE: 67.8 SQ FT

EXISTING TOPOGRAPHY: DIGITAL MAPS AND GIS

THICKNESS OVER 8000 INVERTION AND ORANGE COUNTY'S SECTION 7 /

PAUSE DRIVE - SECTION 7A

PROJECT IS NOT WITHIN A FLOOD ZONE

PROJECT IS NOT WITHIN A SPECIFIC PLAN PLANNING AREA

ALL CONTIGUOUS OWNERSHIP IS SHOWN ON THE TENTATIVE TRACT MAP

SIGNIFICANT DISTRICT: COACHELLA VALLEY UNIFIED DISTRICT

PROJECT IS NOT WITHIN A COUNTY SERVICE AREA

PUBLIC SEWER IS PROPOSED AS THE WASTE DISPOSAL SYSTEM

SEE FOOT WALL WALL AT RIGHT-OF-WAY TO RESTRICT VEHICULAR ACCESS

EXISTING AND IN POSITION OF CLEARANCE, MAINTAINED BY COUNTY SERVICE AREA

NO EXISTING WELLS ON-SITE

**EASEMENT NOTES**

SPRINKLER EASEMENT IS FAVOR OF COACHELLA VALLEY WATER DISTRICT BY INSTRUMENT RECORDED OUTCASH 11, 2006 AS BOOK 1856, PAGE 415

SPRINKLER EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE PER INSTRUMENT NO. 21589 RECORDED APRIL 11, 2004

EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT BY INSTRUMENT RECORDED INSTRUMENT NO. 462 AS DOC # 4109

EASEMENT FOR WELLS IN FAVOR OF US DEPT. OF AGRICULTURE BUREAU OF RECLAMATION BY INSTRUMENT REC. NOV. 8, 1951 IN BOOK 1856, PAGE 870

CONTINGENT EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT BY INSTRUMENT RECORDED MARSH 23, 2006 AS BOOK 1856, PAGE 87

SPRINKLER EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT BY INSTRUMENT RECORDED NOV. 8, 1968 AS DOC. NO. 87488

**ABBREVIATIONS**

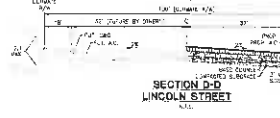
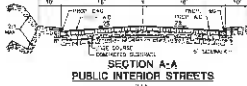
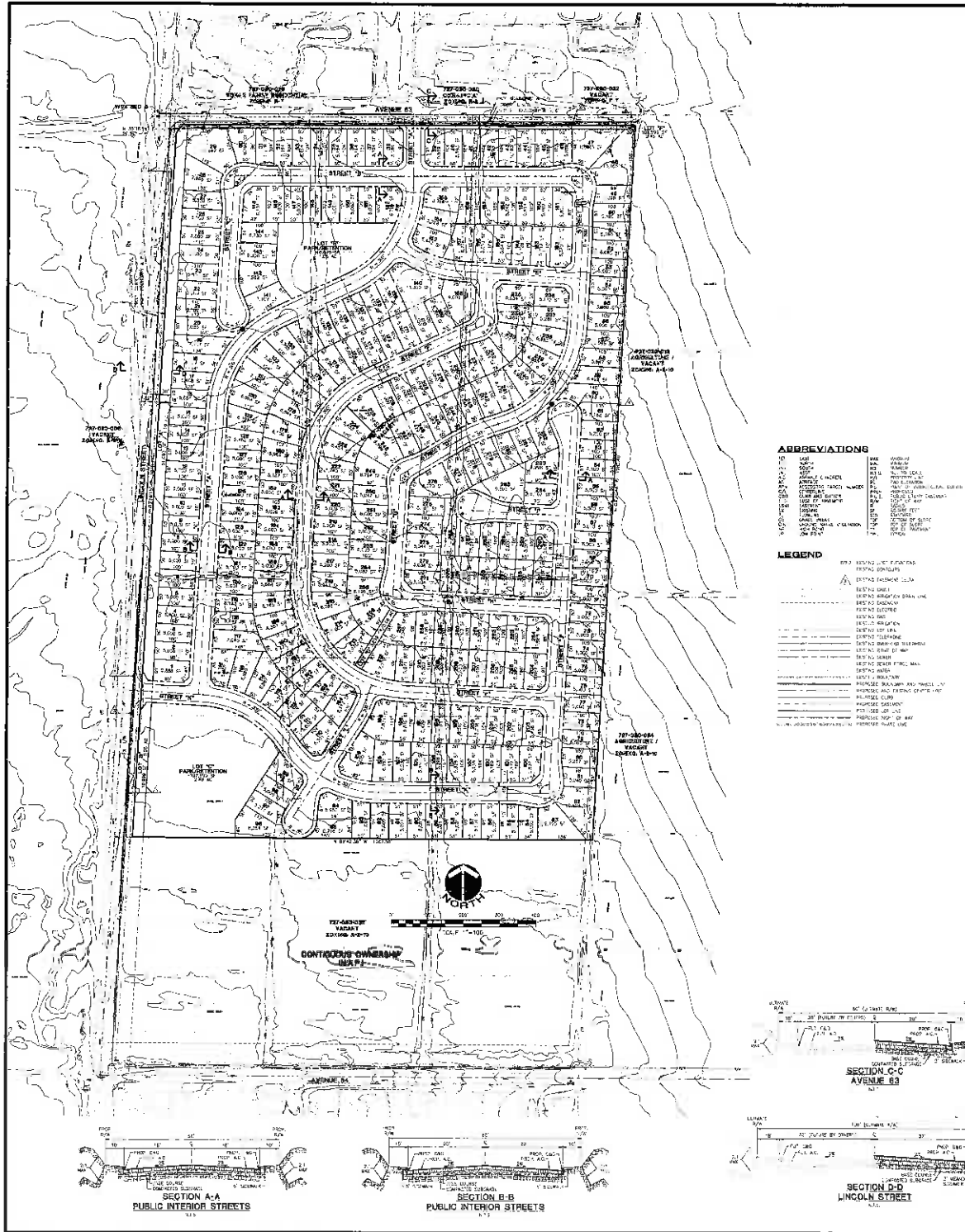
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SPR	SPRINKLER	ST	STREET
SW	SEWER	STB	STREET TRAIL
W	WATER	STP	STREET TRAIL POINT
W1	WATER 1"	STP1	STREET TRAIL POINT 1"
W2	WATER 2"	STP2	STREET TRAIL POINT 2"
W4	WATER 4"	STP4	STREET TRAIL POINT 4"
W6	WATER 6"	STP6	STREET TRAIL POINT 6"
W8	WATER 8"	STP8	STREET TRAIL POINT 8"
W10	WATER 10"	STP10	STREET TRAIL POINT 10"
W12	WATER 12"	STP12	STREET TRAIL POINT 12"
W14	WATER 14"	STP14	STREET TRAIL POINT 14"
W16	WATER 16"	STP16	STREET TRAIL POINT 16"
W18	WATER 18"	STP18	STREET TRAIL POINT 18"
W20	WATER 20"	STP20	STREET TRAIL POINT 20"
W24	WATER 24"	STP24	STREET TRAIL POINT 24"
W30	WATER 30"	STP30	STREET TRAIL POINT 30"
W36	WATER 36"	STP36	STREET TRAIL POINT 36"
W42	WATER 42"	STP42	STREET TRAIL POINT 42"
W48	WATER 48"	STP48	STREET TRAIL POINT 48"
W54	WATER 54"	STP54	STREET TRAIL POINT 54"
W60	WATER 60"	STP60	STREET TRAIL POINT 60"
W72	WATER 72"	STP72	STREET TRAIL POINT 72"
W84	WATER 84"	STP84	STREET TRAIL POINT 84"
W96	WATER 96"	STP96	STREET TRAIL POINT 96"
W108	WATER 108"	STP108	STREET TRAIL POINT 108"
W120	WATER 120"	STP120	STREET TRAIL POINT 120"
W144	WATER 144"	STP144	STREET TRAIL POINT 144"
W168	WATER 168"	STP168	STREET TRAIL POINT 168"
W192	WATER 192"	STP192	STREET TRAIL POINT 192"
W216	WATER 216"	STP216	STREET TRAIL POINT 216"
W240	WATER 240"	STP240	STREET TRAIL POINT 240"
W264	WATER 264"	STP264	STREET TRAIL POINT 264"
W288	WATER 288"	STP288	STREET TRAIL POINT 288"
W312	WATER 312"	STP312	STREET TRAIL POINT 312"
W336	WATER 336"	STP336	STREET TRAIL POINT 336"
W360	WATER 360"	STP360	STREET TRAIL POINT 360"
W384	WATER 384"	STP384	STREET TRAIL POINT 384"
W408	WATER 408"	STP408	STREET TRAIL POINT 408"
W432	WATER 432"	STP432	STREET TRAIL POINT 432"
W456	WATER 456"	STP456	STREET TRAIL POINT 456"
W480	WATER 480"	STP480	STREET TRAIL POINT 480"
W504	WATER 504"	STP504	STREET TRAIL POINT 504"
W528	WATER 528"	STP528	STREET TRAIL POINT 528"
W552	WATER 552"	STP552	STREET TRAIL POINT 552"
W576	WATER 576"	STP576	STREET TRAIL POINT 576"
W600	WATER 600"	STP600	STREET TRAIL POINT 600"
W624	WATER 624"	STP624	STREET TRAIL POINT 624"
W648	WATER 648"	STP648	STREET TRAIL POINT 648"
W672	WATER 672"	STP672	STREET TRAIL POINT 672"
W696	WATER 696"	STP696	STREET TRAIL POINT 696"
W720	WATER 720"	STP720	STREET TRAIL POINT 720"
W744	WATER 744"	STP744	STREET TRAIL POINT 744"
W768	WATER 768"	STP768	STREET TRAIL POINT 768"
W792	WATER 792"	STP792	STREET TRAIL POINT 792"
W816	WATER 816"	STP816	STREET TRAIL POINT 816"
W840	WATER 840"	STP840	STREET TRAIL POINT 840"
W864	WATER 864"	STP864	STREET TRAIL POINT 864"
W888	WATER 888"	STP888	STREET TRAIL POINT 888"
W912	WATER 912"	STP912	STREET TRAIL POINT 912"
W936	WATER 936"	STP936	STREET TRAIL POINT 936"
W960	WATER 960"	STP960	STREET TRAIL POINT 960"
W984	WATER 984"	STP984	STREET TRAIL POINT 984"
W1008	WATER 1008"	STP1008	STREET TRAIL POINT 1008"

**LEGEND**

SPRINKLER SYSTEM  
 SEWER SYSTEM  
 WATER SYSTEM  
 STREETS  
 STREETS TRAIL  
 STREETS TRAIL POINT  
 PROPERTY LINES  
 EASEMENTS  
 FLOOD ZONES  
 SPECIFIC PLAN PLANNING AREAS  
 COUNTY SERVICE AREAS  
 PUBLIC SEWER SYSTEMS  
 PUBLIC UTILITIES  
 VACANT BUILDINGS  
 EXISTING STRUCTURES  
 EXISTING UTILITIES  
 EXISTING DRIVEWAYS  
 EXISTING DRIVEWAYS (ADJACENT)  
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**SECTION A-C**  
 AVENUE 43  
 SECTION B-B  
 LINCOLN STREET

UTILITIES	AGENCY	PHONE
ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(951) 928-4444
WATER	THE WATER COMPANY	(951) 927-2825
SEWER	THE WATER COMPANY	(951) 927-2825
WATER	COACHELLA VALLEY WATER DISTRICT	(951) 927-2825
CABLE	SAFE NETWORK CABLE	(951) 927-2825
SEWER	COACHELLA VALLEY WATER DISTRICT	(951) 927-2825
UNDERGROUND SERVICE ALERT	USA	(800) 977-2825



**MSA CONSULTING, INC.**  
 PLANNING & CIVIL ENGINEERING & LAND SURVEYING  
 54400 BOCA HORNE DRIVE # PLANNING, RIVERSIDE, CA 92503  
 TELEPHONE: (951) 351-9111 • FAX: (951) 351-9110

SCALE: 1" = 100' (SEE SECTION A-A)

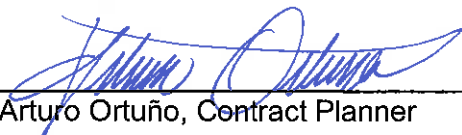
# Extension of Time Environmental Determination

Project Case Number: TR35465  
Original E.A. Number: 41710  
Extension of Time No.: Second  
Original Approval Date: April 14, 2009  
Project Location: North of 64<sup>th</sup> Avenue, South of 63<sup>rd</sup> Avenue, and East of Lincoln Street

Project Description: Schedule A -subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots.

On April 14, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:   
Arturo Ortuño, Contract Planner

Date: May 1, 2017  
For Charissa Leech, Assistant TLMA Director

# Coachella Valley Housing Coalition



45-701 Monroe Street, Suite G, Indio, CA 92201  
TEL: (760) 347-3157 FAX: (760) 342-6466

April 26, 2017

Mr. Arturo Ortuño  
Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Fl.  
Riverside CA, 92501

Subject: Extension of Time for TR 35645 – 2<sup>nd</sup> Request

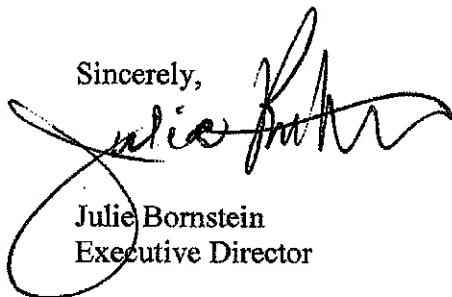
Dear Mr. Ortuño,

Coachella Valley Housing Coalition (CVHC) has reviewed the County's new conditions for the Nuestro Orgullo property in Mecca, Planning Case No. TR35465 and is in acceptance of the following conditions:

- 50. E HEALTH. 4 – REQ HEALTH DOCUMENTS
- 50. TRANS.49 – EOT FINAL ACCESS AND MAINT
- 60. BS GRADE.24 – REQ BMP SWPPP WQMP
- 60. TRANS .6 – FINAL WQMP FOR GRADING
- 80. TRANS.3 – WQMP AND MAINTENANCE
- 90. BS GRADE .4 – WQMP REQUIRED
- 90. TRANS.14 – WQMP COMP AND BNS REG

Please continue to process this second Extension of Time request for Planning Commission approval. Any further correspondence should be directed to Swavic Rutkowski at [Slawomir.Rutkowski@cvhc.org](mailto:Slawomir.Rutkowski@cvhc.org) or Emilia Mojica at [Emilia.Mojica@cvhc.org](mailto:Emilia.Mojica@cvhc.org)

Sincerely,



Julie Bornstein  
Executive Director



TRACT MAP Tract #: TR35465

Parcel: 727-030-037

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 49

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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



TRACT MAP Tract #: TR35465

Parcel: 727-030-037

50. PRIOR TO MAP RECORDATION

50.TRANS. 49 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 24 EOT2 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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



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16:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35465

Parcel: 727-030-037

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 6

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR35465

Parcel: 727-030-037

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT2 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 14 EOT2 - WQMP COMP AND BNS REG

RECOMMND

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

04/25/17  
16:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35465

Parcel: 727-030-037

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

ECT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND


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

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

7.6

Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: June 7, 2017

TENTATIVE TRACT MAP NO. 32065  
THIRD EXTENSION OF TIME  
Applicant: Raymond Ferrari

---

Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road.

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

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

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

### REQUEST:

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065**

### BACKGROUND:

Tentative Tract Map No. 32065 was originally approved at Planning Commission on May 25, 2005. A minor change to Tentative Tract Map No. 32065 was approved at Planning Commission on October 4, 2006. In the minor change to the tract a reduction from 100 lots to 99 lots occurred to allow for the construction of septic systems and the removal requiring sewer facilities.

The first Extension of Time was approved at Planning Commission on November 4, 2009.

The second Extension of Time was approved at Planning Commission on August 3, 2016.

The third Extension of Time was received April 17, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 28, 2017.

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

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 April 28, 2017) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

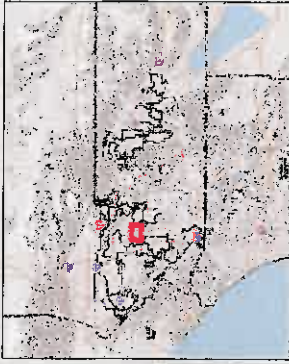
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32065**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.



# 3rd EOT for TR32065 Vicinity Map



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

**Notes**

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



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© Riverside County RCIT GIS

**GENERAL NOTES**

1. ALL DISTRICTS ARE SUBJECT TO THE CITY OF BOSTON ZONING ORDINANCE.
2. THE ZONING DISTRICT IS SHOWN ON THE ATTACHED ZONING MAP.
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**LEGISLATION**

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**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THE ATTACHED ZONING MAP.

**ENGINEER/CONTACT PERSON**

ENGINEER/CONTACT PERSON  
 NAME  
 ADDRESS  
 PHONE NUMBER

**APPLICANT/DEVELOPER/OWNER**

APPLICANT/DEVELOPER/OWNER  
 NAME  
 ADDRESS  
 PHONE NUMBER

**DATE OF MAP**

DATE OF MAP

**REVISIONS**

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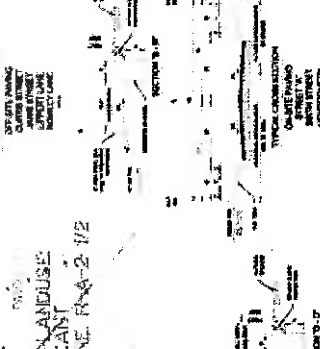
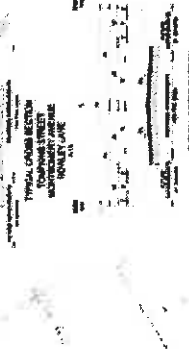
**32065**

IN THE COUNTY OF BOSTON, MASSACHUSETTS

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**COMMENTS**

COMMENTS ON THE ZONING MAP AND THE ZONING DISTRICT.



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EXISTING LANDUSE: VACANT  
 EXISTING ZONE: R-A-2 1/2

EXISTING LANDUSE: VACANT  
 EXISTING ZONE: R-A-2 1/2

EXISTING LANDUSE: VACANT  
 EXISTING ZONE: R-A-2 1/2

June 28, 2017

Mr. Arturo Ortuno  
Contract Planner  
4080 Lemon St.- 12th Floor  
Riverside, CA 92501

re: Extension of Time Request #3 for Tract: TR32065M1/Conditions of Approval

Dear Mr. Ortuno:

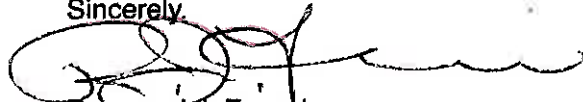
Please receive this letter as our "acceptance" of the proposed "conditions of approval"; dated 4-26-17; by the County Planning Department, for the extension of time on our proposed tract referenced above. The parcel # is: 427-111-047. We are in receipt of the following conditions:

- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING
- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

We agree to these additional conditions, and include them in our application process. As the Extension of Time applicant, I hereby accept these conditions.

Should you need to contact me, please feel free to email: [ray.ferrari@mac.com](mailto:ray.ferrari@mac.com) or call 530-368-2714(cell). Thank you for your assistance in this matter.

I remain,  
Sincerely,



Raymond J. Ferrari  
ray

cc: rich ferrari, dave ferrari, ron ferrari

# Extension of Time Environmental Determination

Project Case Number: TR32065  
 Original E.A. Number: 39447  
 Extension of Time No.: Third  
 Original Approval Date: May 25, 2005  
 Project Location: North of Rowley Lane, South of Montgomery Avenue and East of 6<sup>th</sup> Street

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

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

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Arturo Ortuño, Contract Planner

Date: May 1, 2017  
 For Charissa Leech, Assistant TLMA Director



04/26/17  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 41

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

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10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 3 EOT3 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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



TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

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10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT3 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 8 EOT3 - WQMP COMP AND BNS REG

RECOMMND

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

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10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT3 - WQMP COMP AND BNS REG (cont.)

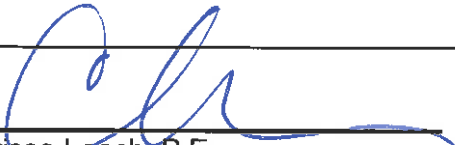
RECOMMND

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

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

Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: June 7, 2017

TENTATIVE TRACT MAP NO. 32064  
THIRD EXTENSION OF TIME  
Applicant: Raymond Ferrari



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

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

### **REQUEST:**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32064**

### **BACKGROUND:**

Tentative Tract Map No. 32064 was originally approved at Planning Commission on May 25, 2005. A minor change to Tentative Tract Map No. 32064 was approved at Planning Commission on July 12, 2006. In the minor change to the tract a reduction from 48 lots to 43 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,784 sq. ft.; plus one detention basin. This action allowed for the construction of septic systems and the removal requiring sewer facilities.

The first Extension of Time was approved at Planning Commission on November 4, 2009.

The second Extension of Time was approved at Planning Commission on August 3, 2016.

The third Extension of Time was received April 17, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on April 28, 2017.

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

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 April 28, 2017) indicating the acceptance of the seven (7) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

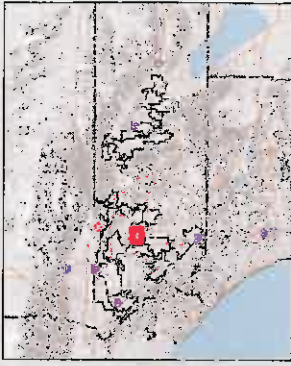
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32064**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.



# 3rd EOT for TR32064 Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - CNRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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



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© Riverside County RCIT GIS



# Extension of Time Environmental Determination

Project Case Number: TR32064  
 Original E.A. Number: 39434  
 Extension of Time No.: Third  
 Original Approval Date: May 25, 2005  
 Project Location: North of Nuevo Road, Southeast of Corso Alto Avenue and West of Hansen Avenue

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

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

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Arturo Ortuño, Contract Planner

Date: May 1, 2017  
 For Charissa Leech, Assistant TLMA Director



June 28, 2017

Mr. Arturo Ortuno  
Contract Planner  
4080 Lemon St.- 12th Floor  
Riverside, CA 92501

re: Extension of Time Request #3 for Tract: TR32064M1/Conditions of Approval

Dear Mr. Ortuno:

Please receive this letter as our "acceptance" of the proposed "conditions of approval"; dated 4-26-17; by the County Planning Department, for the extension of time on our proposed tract referenced above. The parcel # is: 427-130-008. We are in receipt of the following conditions:

- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING
- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

We agree to these additional conditions, and include them in our application process. As the Extension of Time applicant, I hereby accept these conditions.

Should you need to contact me, please feel free to email: [ray.ferrari@mac.com](mailto:ray.ferrari@mac.com) or call 530-368-2714(cell). Thank you for your assistance in this matter.

I remain,  
Sincerely,



Raymond J. Ferrari  
ray

cc: rich ferrari, dave ferrari, ron ferrari

04/26/17  
10:35

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 38

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 38                      EOT3 - FINAL ACCESS AND MAINT (cont.)                      RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 3                      EOT3 - REQ BMP SWPPP WQMP                      RECOMMND

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

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

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

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



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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT3 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 7 EOT3 - WQMP COMP AND BNS REG

RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT3 - WQMP COMP AND BNS REG (cont.)

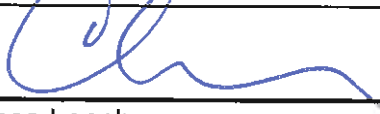
RECOMMND

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

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

Agenda Item No.: 1.8  
Area Plan: Desert Center  
Zoning Area: Chuckawalla  
Supervisory District: Fourth  
Project Planner: Tim Wheeler  
Planning Commission: June 7, 2017

Plot Plan No. 25701  
CEQA Exempt  
Applicant: Verizon Wireless  
Engineer/Representative: Maree Hoeger, Core  
Development Services



Charissa Leach  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite antennas within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approval on May 15, 2017.

The project is located southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, northerly of Capp Road.

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on May 15, 2017.

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

**FIND PLOT PLAN NO. 25701 EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), 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. 25701**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### BACKGROUND:

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite antennas within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-

iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District. The subject property is currently used as a palm tree farm, south of the wireless facility on the parcel.

Due to the Flood issues regarding this project at this subject parcel, to approve the design and for approval by the Flood Department, the 9 foot high platform was established. It is neutral is color with wrought-iron fencing to allow for water flow in case of flooding by a 100 year flood event.



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MAY 15, 2017**

**1.0 CONSENT CALENDAR:**

1.1 **NONE**

**2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

3.1 **PLOT PLAN NO. 25701** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

Staff Report Recommendation:

**FIND** Plot Plan No. 25701 Exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Plot Plan No. 25701.

Staff's Recommendation:

**FINDING** Plot Plan No. 25701 Exempt from the California Environmental Quality Act (CEQA); and

**APPROVAL** of Plot Plan No. 25701.

Planning Director's Actions:

**FOUND** Plot Plan No. 25701 Exempt from the California Environmental Quality Act (CEQA); and

**APPROVED** Plot Plan No. 25701, subject to the conditions of approval.


**4.0 SCOPING SESSION:**

**NONE**

**5.0 PUBLIC COMMENTS:**

Agenda Item No.:  
 Area Plan: Desert Center  
 Zoning Area: Chuckawalla  
 Supervisorial District: Fourth  
 Project Planner: Tim Wheeler  
 Director's Hearing: May 15, 2017

Plot Plan No. 25701  
 CEQA Exempt  
 Applicant: Verizon Wireless  
 Engineer/Representative: Maree Hoeger, Core  
 Development Services



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District.

The project is located southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, northerly of Capp Road.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Open Space: Rural (OS: RUR) (20 acre minimum)   |
| 2. Surrounding General Plan Land Use: | Open Space: Rural (OS: RUR) (20 acre minimum)   |
| 3. Existing Zoning:                   | Controlled Development Area, 10 acre minimum lot size (W-2-10)  |
| 4. Surrounding Zoning:                | Controlled Development Area, 10 acre minimum lot size (W-2-10) to the north, south, and west; and Natural Assets (N-A) to the east. |
| 5. Existing Land Use:                 | Palm Tree Farm  |
| 6. Surrounding Land Use:              | Palm Tree Farm and Vacant Land  |
| 7. Project Data:                      | Total Acreage: 11.25 Acres<br>Lease Area: 900 square-feet   |
| 8. Environmental Concerns:            | CEQA Exempt per Section 15303   |

### RECOMMENDATIONS:

**FIND PLOT PLAN NO. 25701 EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), 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. 25701**, 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 has a Land Use Designation of Open Space: Rural (OS: RUR) on the Desert Center Area Plan, which allows for development of single family detached residences, agriculture uses, and small scale commercial uses may also be permitted within this land use designation on a limited scale for public services (i.e. wireless services).
2. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR).
3. The proposed use, a disguised wireless communication facility, is consistent with the Open Space: Rural (OS: RUR) land use designation as it will provide a limited public service (i.e. wireless communication).
4. The zoning for the subject site is W-2 Controlled Development Area with a 10 acre minimum lot size.
5. The project site is surrounded by properties which are zoned W-2 Controlled Development Area, with a 10 acre minimum lot size to the north, south, and west; and Natural Assets (N-A) to the east.
6. The proposed use, a disguised wireless communication facility, is a permitted use per Ordinance No. 348 Section 19.404 with a approved plot plan in the W-2 Zone..
7. The project site is currently being used for a palm tree farming operation.
8. Vacant land and other palm tree farming uses have been constructed and are operating in the project vicinity.
9. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Section 19.404; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based notably on the following:
  - a. The proposed use, a disguised wireless communication facility, is minimally intrusive. It has been designed to be a palm tree (monopalm) to assist in blending into the existing use on the subject parcel of a palm tree farming operation. It is minimally intrusive visually as it matches in color of neutral earth tones with the surrounding area of vacant lands and other palm tree farms.
  - b. A site plan, conceptual landscape plan, propagation diagrams, photo simulations, letter stating FAA clearance is not required, a fully executed copy of the lease agreement entered into by the underlying property owner, and a list of all towers owned by the applicant in Riverside County has been provided.
  - c. The disguised wireless communication facilities and supporting equipment are located entirely within an equipment enclosure comprised of neutral-colored wrought iron fencing that is architecturally compatible with the surrounding area.



- d. The disguised wireless communication facility has been minimized for the area of disturbance by where it is located on the subject property and the elevated platform required by the Riverside County Flood Control Department for the 100 year flood zone in this part of the County.
- e. The disguised wireless communication facilities neutral earth tone wrought-iron fencing is appropriate for enclosing the lease area and also allowing for water flow as required by the Riverside County Flood Control Department for the 100 year flood zone in this part of the County.
- f. The disguised wireless communication facility is located on a parcel zoned W-2 with a minimum lot size of 10 acres. The W-2 Zone is classified as a non-residential zone classification. A disguised wireless communication facility in a non-residential zone classification shall not exceed 70 feet in height. The proposed disguised monopalm is 59 feet in height, not exceeding the maximum height for a non-residential zone classification.
- g. The disguised wireless communication facility is sited to minimize impacts to the surrounding community and has no biological resources as noted in the documents provided in this report package.
- h. This disguised wireless communication facility has been determined to not require landscaping due to its location on a palm tree farm and on a parcel of land with a 100 year flood zone.
- i. This disguised wireless communication facility has no outside lighting proposed.
- j. A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The nearest habitable dwelling is approximately 5,400 feet away.
- k. The disguised wireless communication facility provides space for temporary parking with the non-exclusive access easement from the road right of way.
- l. The disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- m. All power and communication line for the disguised wireless communication facility are proposed to be underground.
- n. This project is not a roof mounted facility.
- o. The disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible given the location of the 100 year flood zone area in this part of Riverside County.
- p. The disguised wireless communication facility is setback approximately 5,400 feet from nearest habitable dwelling (a mobile home). The disguised wireless communication facility needs to be setback a distance equal to 125% of the height of the facility. With the height of the facility being 59 feet; the distance would need to be equal to 74 feet from a habitual dwelling. The monopalm exceeds the required setback distance.

- q. The disguised wireless communication facilities supporting equipment is designed by its color scheme to be neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Since the Riverside County Flood Control Department requires a platform due to the 100 year flood zone for storms, all equipment is located on this raised platform 9 feet. All fencing, equipment, platform materials are under 13 feet in height and neutral in color.
10. Additionally, since this is a proposed wireless communication facility disguised as a palm tree, future co-locations on the disguised wireless communications facility may be difficult because they may defeat the purpose of the disguise element for the facility.
11. This project is not located within the Coachella Valley Multi-Species Habitat Conservation Plan or the Western Riverside County Multiple Species Habitat Conservation Plan.
12. This project is not within a High Fire Area or Fire Responsibility Area.
13. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 900 sq. ft. which is equivalent to a small garage or storage shed. The existing palm tree farm does not have any accessory structures located on this subject parcel. This will provide additional utility services for the surrounding area.

Because all aspects of the project are exempt under Section 15303, PP25701 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 the Section 15303 exemption applies.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Rural (OS: RUR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Area, 10 acre minimum lot size (W-2-10) 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 is exempt from the provision of the California Environmental Quality Act (CEQA).
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A sphere of influence for a city; or
  - b. In a high fire area or state responsibility area; or
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or
  - e. A County Service Area; or
  - f. The Coachella Valley or Western MSHCP area; or
3. The project site is located within:
  - a. A moderate liquefaction area; and
  - b. 100-year flood plain, an area drainage plan, or dam inundation area; and
4. The subject site is currently designated as Assessor's Parcel Number 807-192-002.

# PLOT PLAN NO 25701

## Vicinity Map



### Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

**Notes**

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



0 7,229

14,459 Feet



REPORT PRINTED ON... 4/24/2017 10:49:43 AM

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# PLOT PLAN NO 25701

## Land Use Map



- Legend**
- City Boundaries
  - Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - majorroads
  - counties
  - cities

**Notes**

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

# PLOT PLAN NO 25701

## General Plan Map



### Legend

Landuse	Color
Rural Community - Estate Density I	Light Green
Rural Community - Very Low Densi	Light Yellow
Rural Community - Low Density Re	Yellow
Estate Density Residential	Light Green
Very Low Density Residential	Light Yellow
Low Density Residential	Yellow
Medium Density Residential	Light Green
Medium-High Density Residential	Light Yellow
High Density Residential	Yellow
Very High Density Residential	Light Green
Highest Density Residential	Light Yellow
Commercial Retail	Light Green
Commercial Tourist	Light Yellow
Commercial Office	Yellow
Community Center	Light Green
Light Industrial	Light Yellow
Heavy Industrial	Yellow
Business Park	Light Green
Public Facilities	Light Yellow
Mixed Use Area	Yellow
Rural Residential	Light Green
Rural Mountainous	Light Yellow
Rural Desert	Yellow
Agriculture	Light Green
Conservation	Light Yellow
Conservation Habitat	Yellow

### Notes

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0 3,615 7,229 Feet

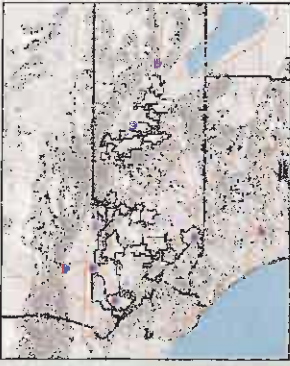
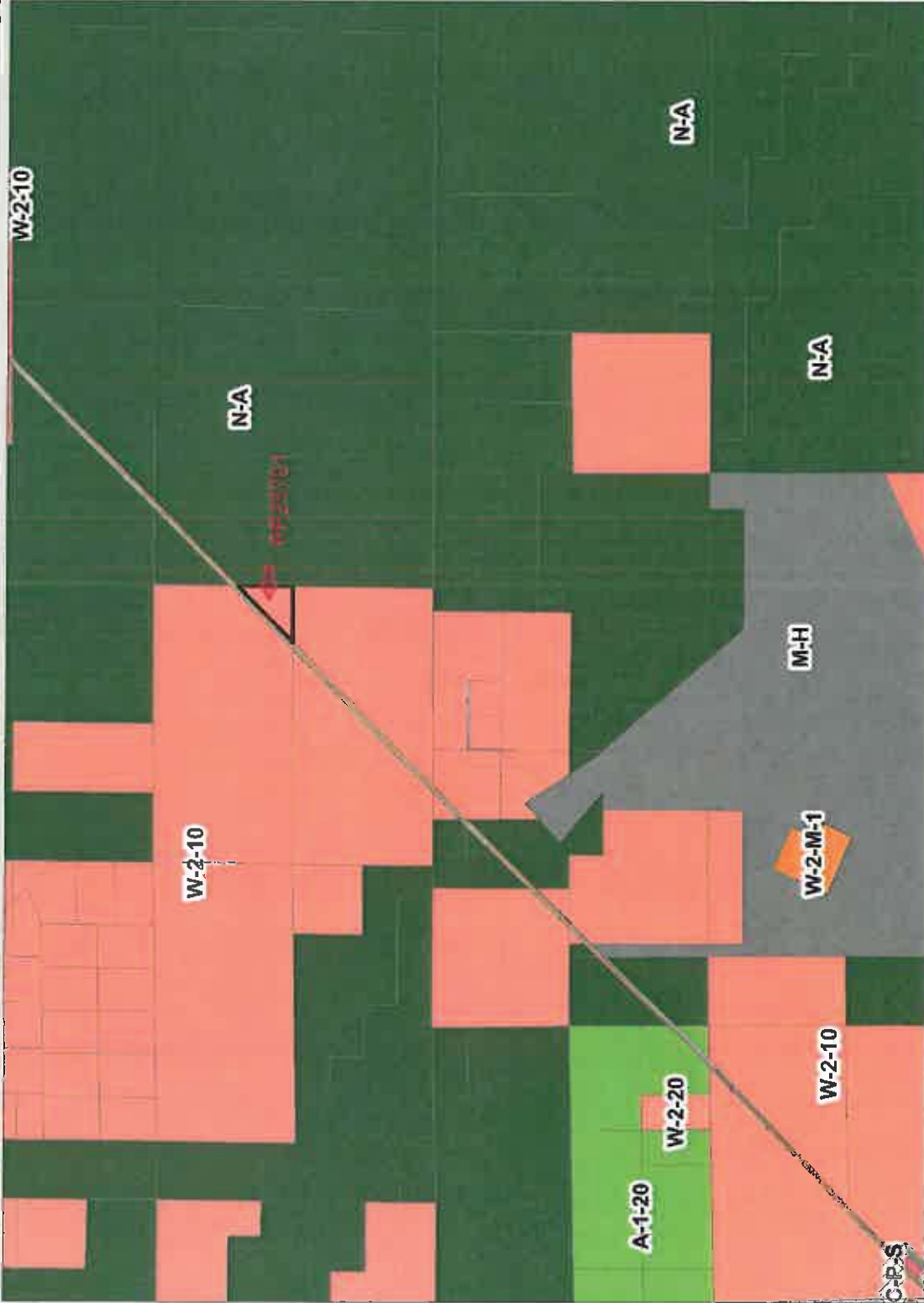


REPORT PRINTED ON... 4/24/2017 11:09:40 AM

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# PLOT PLAN NO 25701

## Zoning Map



### Legend

Zoning	Color/Pattern
OTHER ZONING	[Hatched pattern]
A-1	[Light Green]
A-1-1	[Light Green]
A-1-1 1/2	[Light Green]
A-1-1/2	[Light Green]
A-1-10	[Light Green]
A-1-15	[Light Green]
A-1-2	[Light Green]
A-1-2 1/2	[Light Green]
A-1-2 1/4	[Light Green]
A-1-20	[Light Green]
A-1-30000	[Light Green]
A-1-4	[Light Green]
A-1-40	[Light Green]
A-1-5	[Light Green]
A-2	[Light Green]
A-2-1	[Light Green]
A-2-10	[Light Green]
A-2-2	[Light Green]
A-2-2 1/2	[Light Green]
A-2-20	[Light Green]
A-2-5	[Light Green]
A-D	[Light Green]
A-P	[Light Green]
A-P-10	[Light Green]
A-P-2 1/2	[Light Green]

### Notes

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7,121 Feet

3,560

0







**RICE ROAD**  
 MCE 4X5  
 MTX 44 / BSC 15  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

OVERALL HEIGHT 66 FT

**PROJECT TEAM**

**SITE ACQUISITION:**  
 VERIZON WIRELESS SERVICES  
 2749 SATURN SITE  
 2749 SATURN SITE  
 DESERT CENTER, CA 92239  
 CONTACT: CHRISTINE SONG  
 TELEPHONE: (714) 718-6370

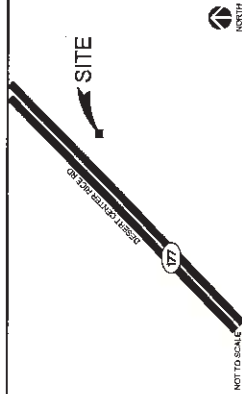
**ARCHITECT:**  
 RFS WIRELESS, LLC  
 595 AVENUE DE DIABLO, SUITE 1400  
 COSTA MESA, CA 92626  
 CONTACT: JULIAN BRIANO  
 TELEPHONE: (949) 276-8574, 977

**UTILITY COORDINATOR:**  
 VALLEJILLAS  
 CONTACT: JAY BURNS  
 TELEPHONE: (714) 538-7436

**PROJECT DESCRIPTION**

- THIS PROJECT IS A VERIZON WIRELESS (MOUNTAIN) TELECOMMUNICATION WIRELESS FACILITY. IT
- NEW VERIZON WIRELESS 20 FT x 30 FT TOWER AREA
  - NEW VERIZON WIRELESS 6 FT TALL MONITORING
  - NEW VERIZON WIRELESS 20 FT x 30 FT TOWER
  - NEW VERIZON WIRELESS 6 FT TALL MONITORING
  - NEW VERIZON WIRELESS 20 FT x 30 FT TOWER
  - NEW VERIZON WIRELESS 6 FT TALL MONITORING
  - NEW VERIZON WIRELESS 20 FT x 30 FT TOWER
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  - NEW VERIZON WIRELESS 6 FT TALL MONITORING
  - NEW VERIZON WIRELESS 20 FT x 30 FT TOWER
  - NEW VERIZON WIRELESS 6 FT TALL MONITORING
  - NEW VERIZON WIRELESS 20 FT x 30 FT TOWER
  - NEW VERIZON WIRELESS 6 FT TALL MONITORING

**VICINITY MAP**



**DRIVING DIRECTIONS**

1. FROM 15605 SAND CANYON AVENUE
2. HEAD SOUTH ON SAND CANYON AVENUE
3. CANYON SIDE ON SAND CANYON TRAIL
4. TURN LEFT TO MERGE ONTO RICE ROAD
5. MERGE ONTO RICE ROAD
6. KEEP LEFT AND MERGE ONTO CA-56 N
7. TAKE THE CA-56-22-6 EAST TOWARD
8. SW CORNER
9. MERGE ONTO RICE ROAD
10. CONTINUE ONTO CA-56 EAST
11. TURN LEFT TO MERGE ONTO RICE ROAD
12. MERGE ONTO RICE ROAD
13. MERGE ONTO RICE ROAD
14. CENTER RICE ROAD
15. DESTINATION WILL BE ON THE RIGHT

**PROJECT SUMMARY**

**APPLICANT/LESSEE:**  
 Verizon  
 15605 SAND CANYON AVENUE  
 IRVINE, CA 92618  
 PHONE: (949) 754-7000

**APPLICANT'S REPRESENTATIVE:**  
 VERIZON WIRELESS SERVICES  
 2749 SATURN SITE  
 DESERT CENTER, CA 92239  
 TELEPHONE: (714) 318-6370

**PROPERTY OWNER:**  
 OWNER: JOSEPH JAMES ELAM STEWART  
 ADDRESS: 135 BELMONT DR STE P  
 COSTA MESA, CA 92626  
 CONTACT: JOSEPH JAMES ELAM  
 TELEPHONE: 949 754-8075

**PROPERTY INFORMATION:**  
 RICE ROAD  
 SITE ADDRESS: 22100 RICE ROAD  
 DESERT CENTER, CA 92239  
 JURISDICTION: COUNTY OF RIVERSIDE

**CONSTRUCTION INFORMATION:**  
 AREA OF CONSTRUCTION: 28.97 x 36.37 = 1053 SQ FT  
 TYPE OF CONSTRUCTION: U VS  
 OCCUPANCY: VS  
 CURRENT ZONING: MCE-15 CONTROLLED DEVELOPMENT AREA  
 ACCESSIBILITY REQUIREMENTS: ACCESSIBILITY IS NOT REQUIRED

**GENERAL CONTRACTOR NOTES**

DO NOT SCALE DIMENSIONS FROM THIS SHEET (SCALE 1/8"=1'-0").  
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

**CODE COMPLIANCE**

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA FIRE CODE (CFC).  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA FIRE CODE (CFC).  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA FIRE CODE (CFC).  
 • 2015 CALIFORNIA ADMINISTRATIVE CODE • 2015 CALIFORNIA FIRE CODE 209  
 • 2015 CALIFORNIA BUILDING CODE • 2015 CALIFORNIA ELECTRICAL CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
C-1	TOPOGRAPHIC SURVEY	0
C-2	TOPOGRAPHIC SURVEY	0
C-3	TOPOGRAPHIC SURVEY	0
A-1	SITE PLAN	0
A-2	EQUIPMENT & ANTENNA LAYOUT	0
A-3	SOUTHWEST & SOUTHWEST ELEVATIONS	0
A-4	NORTHWEST & NORTHEAST ELEVATIONS	0

**ZONING DRAWINGS**

REV	DATE	DESCRIPTION	BY
0	10/17/16	100% CONSUME	JK



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15605 SAND CANYON AVENUE  
 IRVINE, CA 92618

RICE ROAD  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

SHEET TITLE  
**TITLE SHEET**

T-1



REV	DATE	REVISION DESCRIPTION
1	08/20/14	ISSUED C-3 FOR REVIEW
2	08/20/14	ADDED TITLE INFO.
3	08/20/14	ADDITIONAL TOPO
4	08/20/14	ADDED GED COORD. LOC.
		REV. SHEET ORDER

**ENGINEER/CONSULTANT:**

**BERT HARRIS**  
 LAND SURVEYING & MAPPING  
 3100 AIRWAY AVENUE, SUITE 401  
 COSTA MESA, CALIFORNIA 92626  
 714.537-1848 FAX  
 M. 13077100

**SITE BUILDER:**

**Verizon Wireless**  
 1650 SAND CANYON AVE  
 BUILDING 100  
 BURNING WOODS, CA 92626  
 PHONE (714) 266-7000

USE DEVELOPMENT

APPROVALS:

APPROVED BY	INITIALS	DATE
LANDLORD		
VZA SITE AGENT		
ZONING		
VZA RF		
VZA INTERCONNECT		
VZA UTILITY COOR.		
VZA CONST. MGR.		
VZA PROJECT MGR.		

**SITE NAME:**  
RICE ROAD

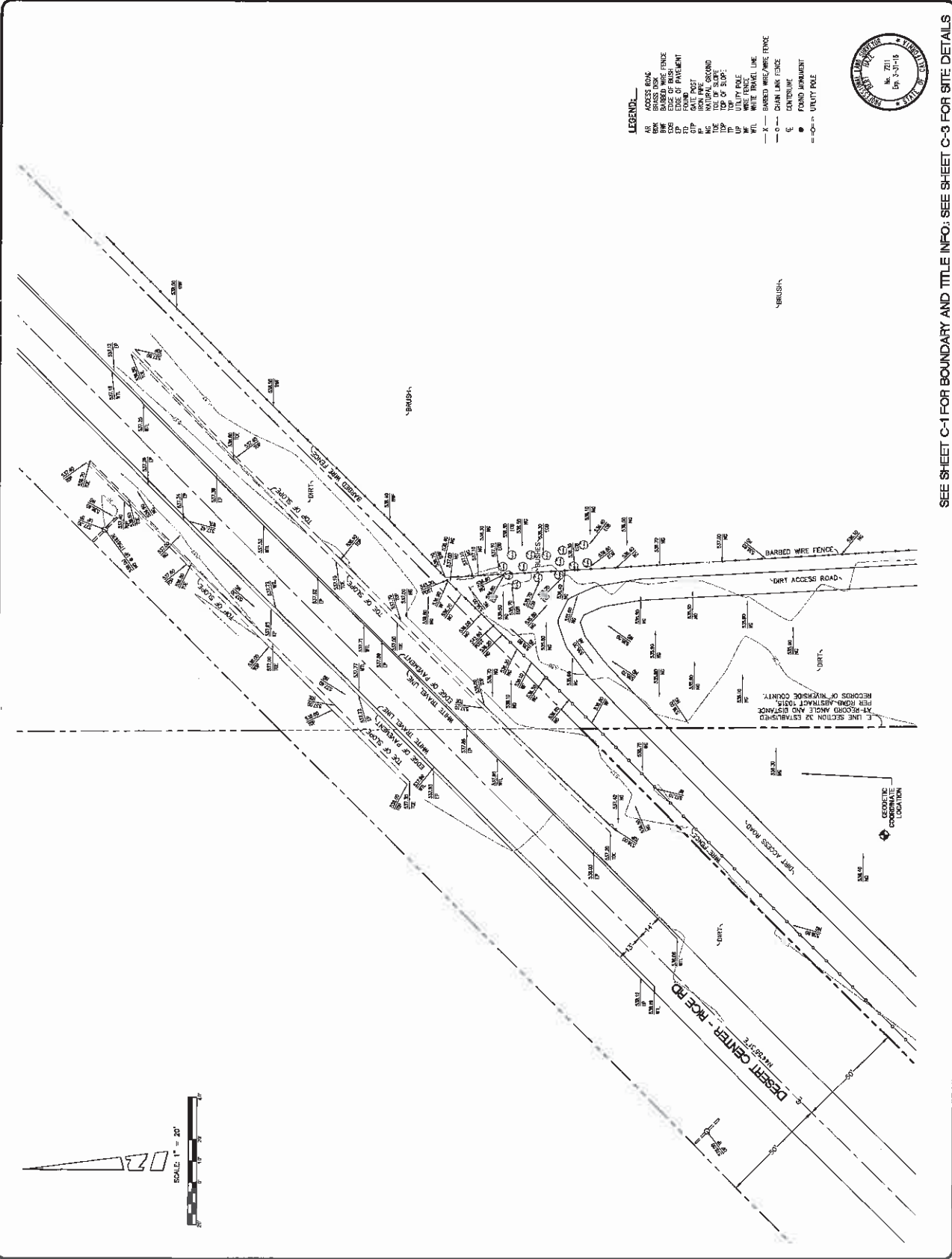
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NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92594

**SHEET TITLE:**  
TOPOGRAPHIC SURVEY

**DRAWING INFO:**

DRAWING NO.	DRAWN BY	DATE
RICE ROAD	TDL	08/20/14

**SHEET INFO:**  
2 OF 3 C-2



REV.	DATE	REVISION DESCRIPTION
1	08/21/14	ISSUED C-2 FOR REVIEW
2	08/21/14	ADDED TITLE INFO.
3	01/29/14	ADDED GEO. COORD. LOC.
4	01/11/14	REV. SHEET ORDER

**ENGINEER/CONSULTANT**  
  
**BERT HARDY**  
LAND SURVEYING & MAPPING  
3106 AIRWAY AVENUE, SUITE 101  
COSTA MESA, CALIFORNIA 92626  
PHONE (714) 253-1549 FAX  
M. 1107.00

**SITE BUILDER**  
  
**Verizon Wireless**  
1866 SAND CANYON AVE.  
BUILDING 10 1st FLOOR  
DESERT CENTER, CA 92591  
PHONE (949) 784-7000

**FOR DEVELOPMENT**

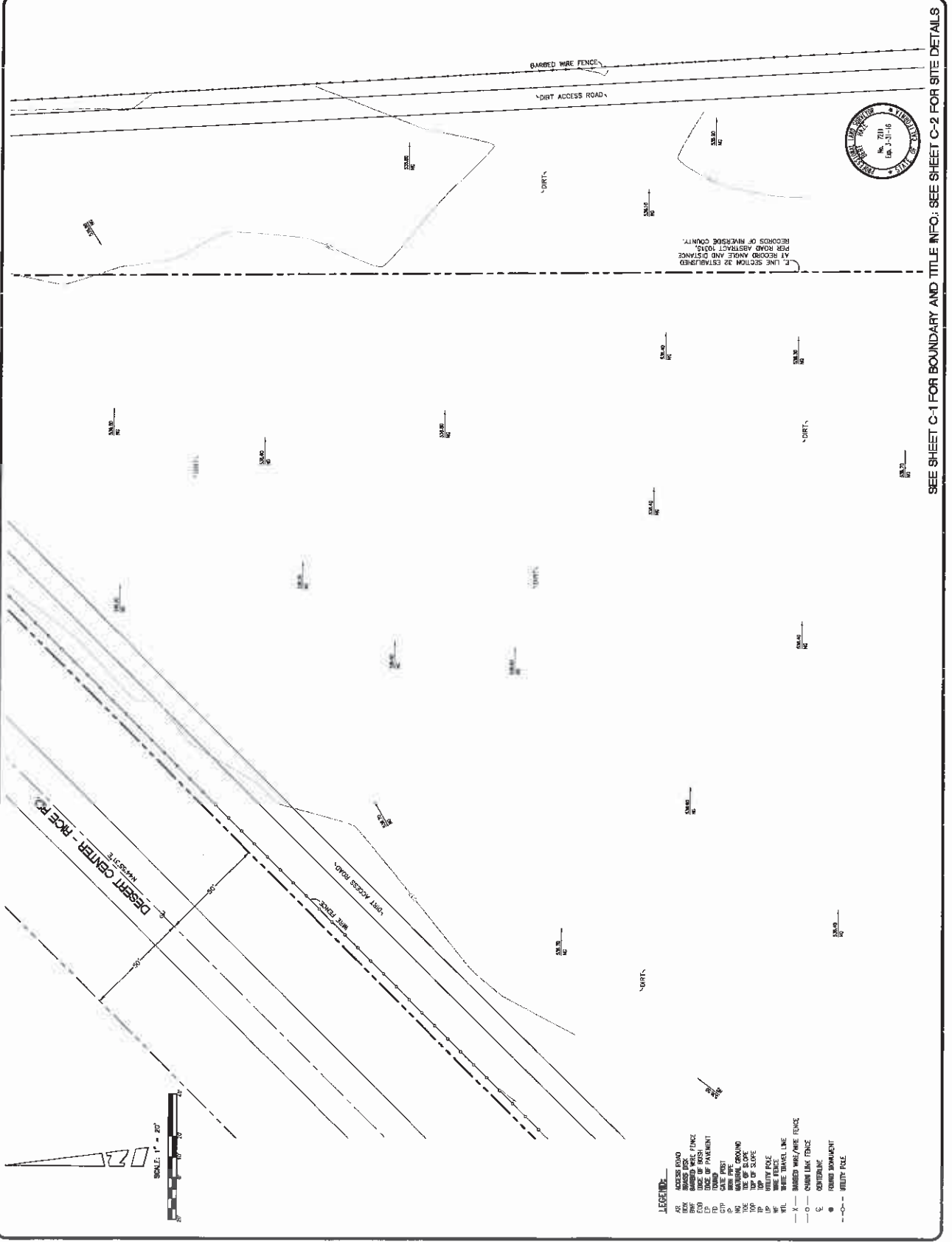
APPROVED BY	INITIALS	DATE
LANDLORD		
FOR SITE ACQ.		
ZONING		
FOR INTERCONNECT.		
FOR UTILITY COOP.		
FOR CONST. PERM.		
FOR PROJECT MARK.		

**SITE NAME**  
**RICE ROAD**  
  
**SITE ADDRESS:**  
NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92594

**SHEET TITLE:**  
**TOPOGRAPHIC SURVEY**

DATE	DATE
08/21/14	

**SHEET NUMBER:** 3 OF 3 **C-3**



REV	DATE	DESCRIPTION	BY
0	10/17/18	ISSUE FOR PERMITS	JL



**SUS WIRELESS**  
 NEW AMERICA SIGNALS  
 CARLSBAD, CA 92008  
 760-735-7399

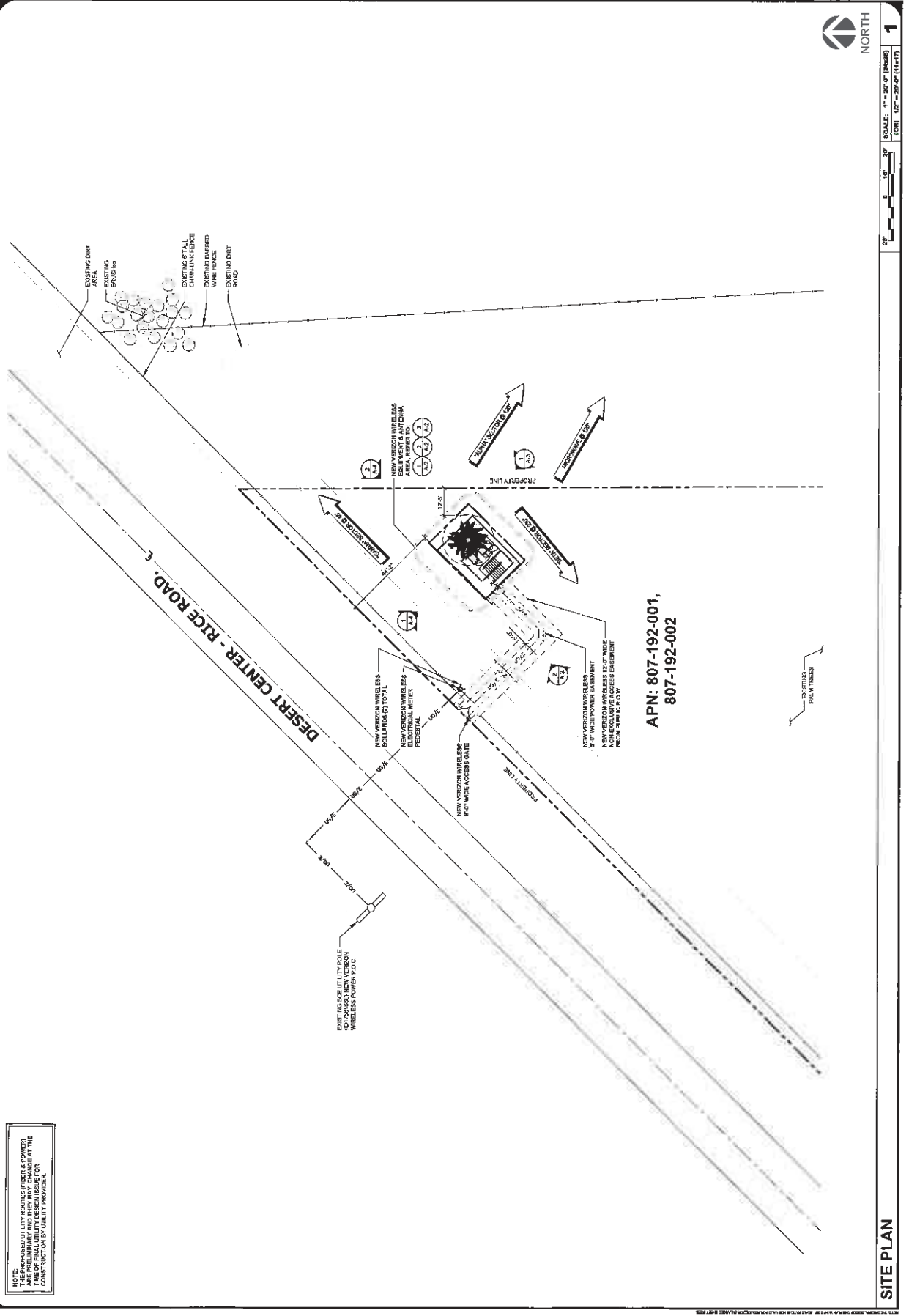
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**Verizon**  
 15505 SAN CANYON AVENUE  
 IRVINE, CA 92618

**RICE ROAD**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

SHEET TITLE:  
**SITE PLAN**

**A-1**



**NORTH**

SCALE: 1" = 30'-0" (EASERS)  
 (CON) 1/2" = 30'-0" (11x17)

**1**

**NOTE:**  
 THE PROPOSED UTILITY ROUTES, FIBER & POWER  
 ARE SUBJECT TO CHANGE AT THE  
 DISCRETION OF THE UTILITY PROVIDER.  
 CONSTRUCTION BY UTILITY PROVIDER.

**SITE PLAN**

REV	DATE	DESCRIPTION	BY
1	05/11/17	ISSUE STATUS	JK
2	05/11/17	100% ZONING	JK



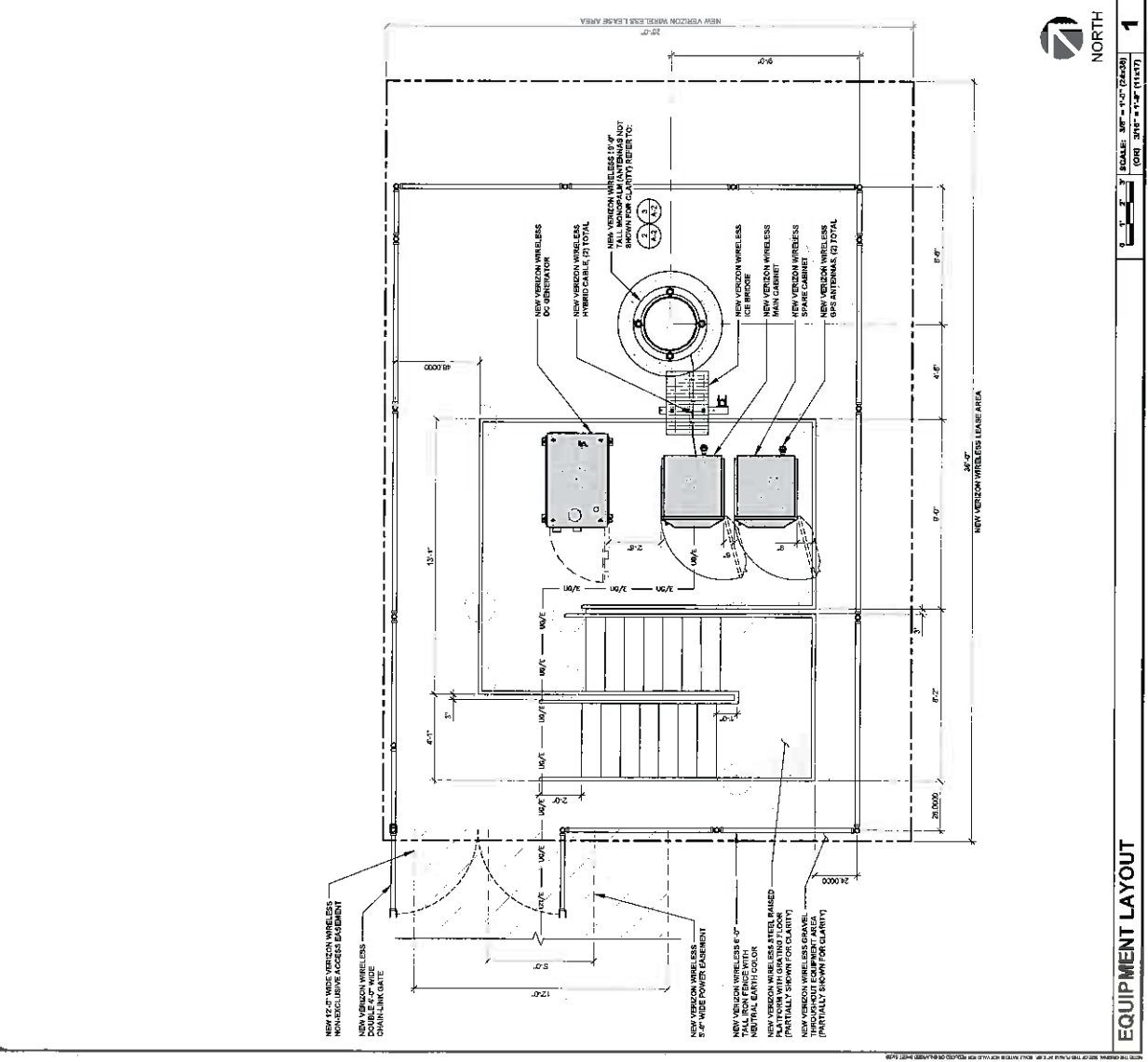
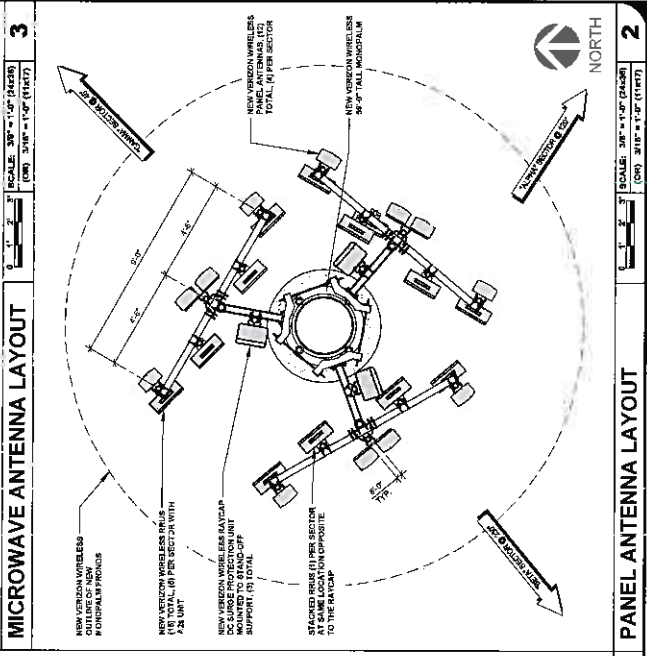
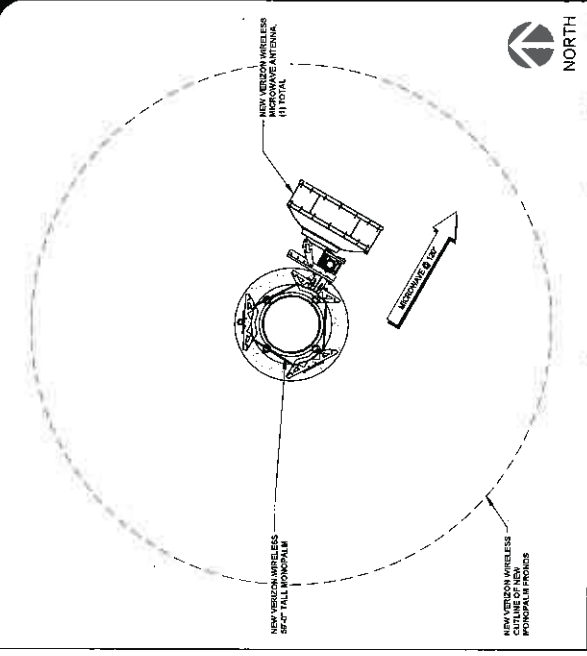
16555 SAN CANYON AVENUE  
IRVINE, CA 92618



NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92239

SHEET TITLE:  
EQUIPMENT &  
ANTENNA LAYOUT

**A-2**



REV	DATE	DESCRIPTION	BY
1	05/11/17	ISSUE STATUS	JK
2	05/11/17	100% ZONING	JK



REV	DATE	DESCRIPTION	BY
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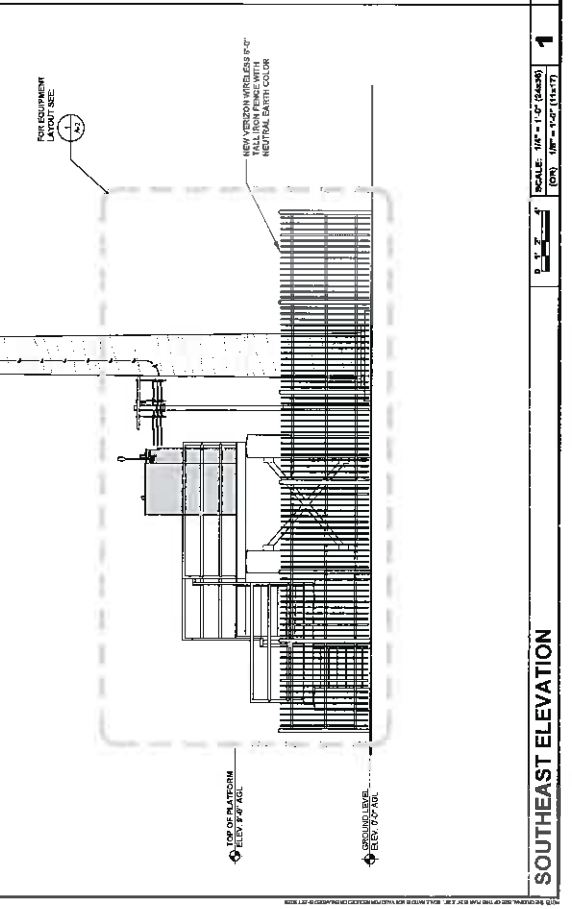
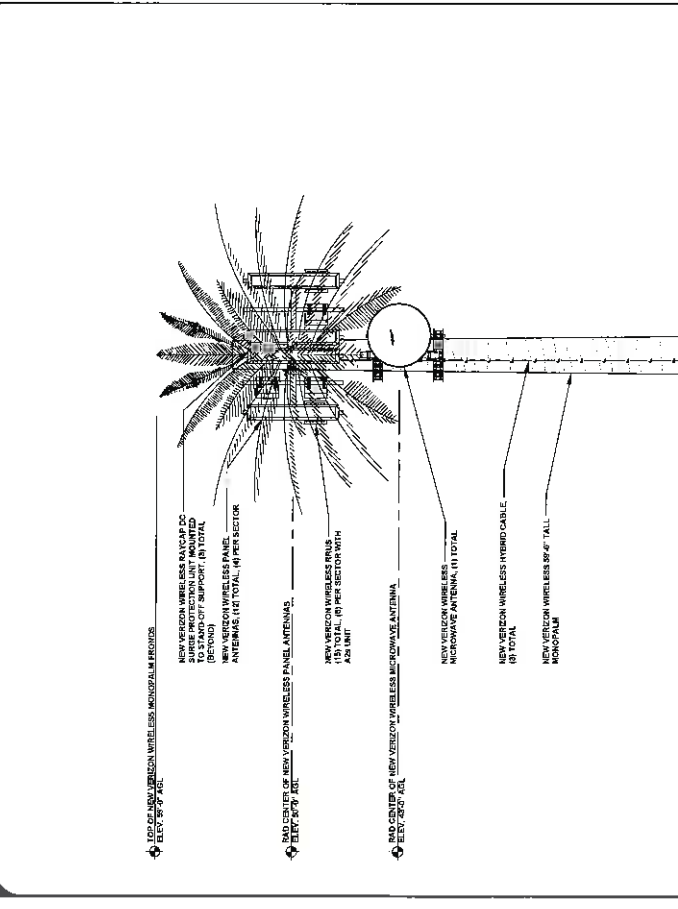
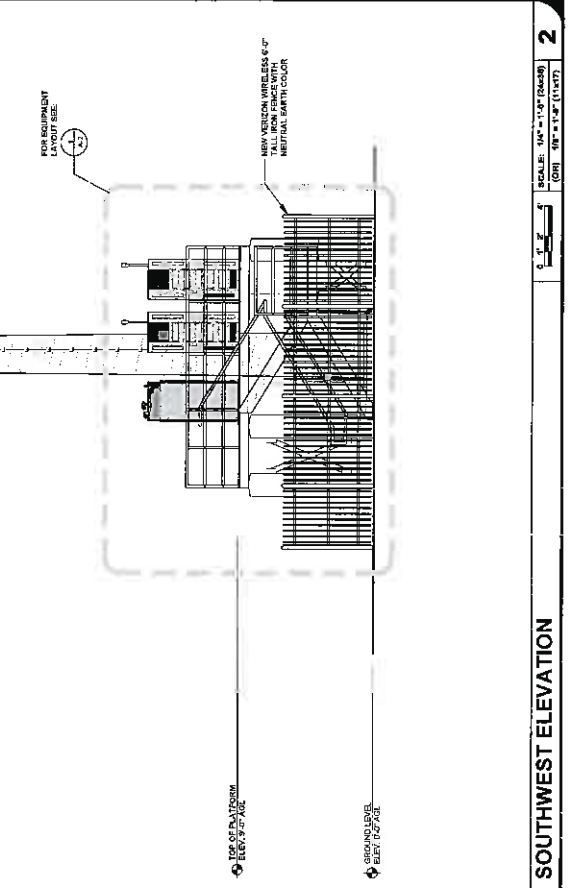
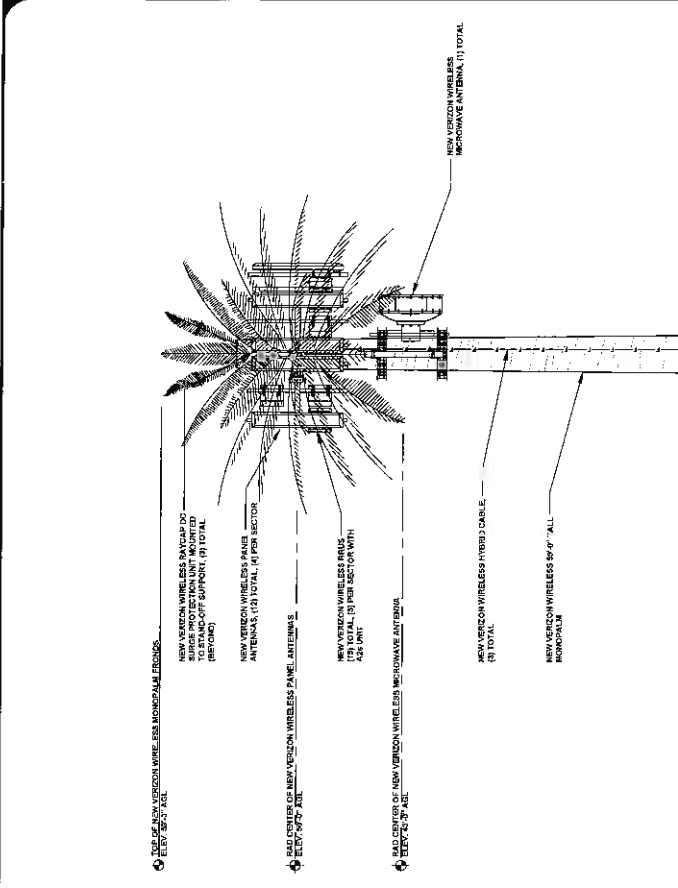
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**RICE ROAD**  
 NORTH OF 22100 RICE ROAD  
 DESERT CENTER, CA 92239

**SHEET TITLE**  
 SOUTHWEST &  
 SOUTHWEST  
 ELEVATIONS

**A-3**



**1**

**SOUTHWEST ELEVATION**

SCALE: 1/8" = 1'-0" (Max) (OR) 1/8" = 1'-0" (1x17)



**2**

**SOUTHWEST ELEVATION**

SCALE: 1/8" = 1'-0" (Max) (OR) 1/8" = 1'-0" (1x17)



DATE: 10/07/16



REV.	DATE	DESCRIPTION	BY
0	10/27/15	WORK ZONING	JS

**SIG**  
WIRELESS  
NEW WIRELESS FACILITIES  
SANTA ANA, CALIFORNIA  
92705-3756

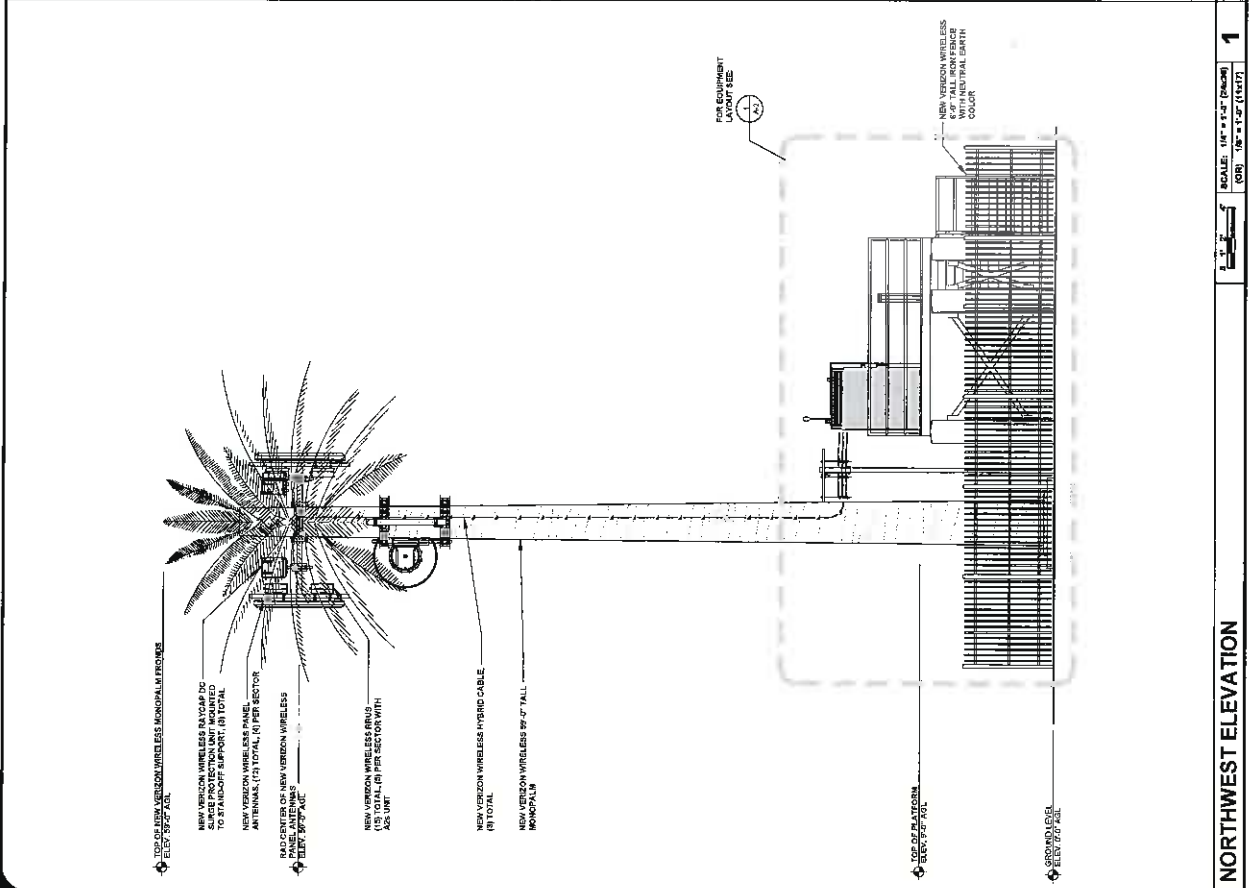
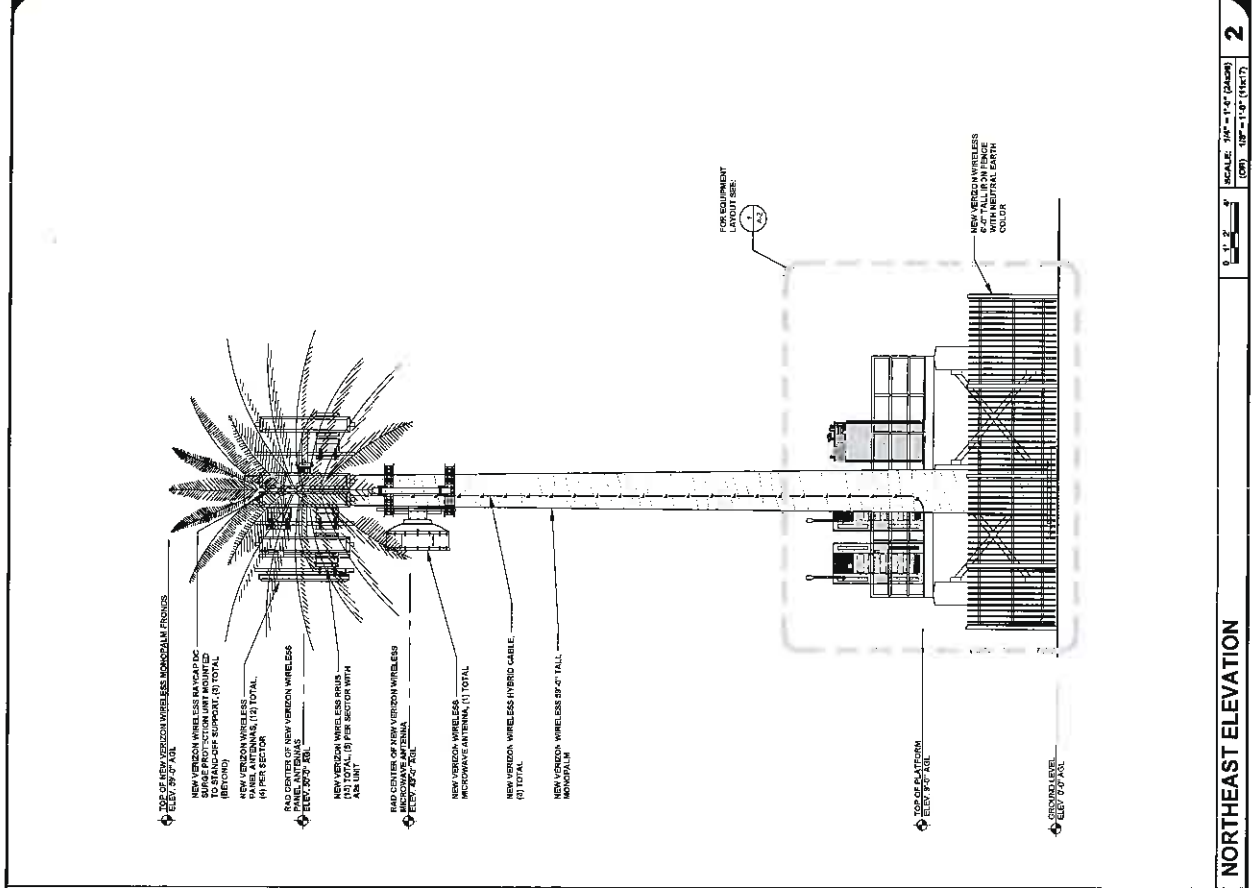
**PROPRIETARY INFORMATION**  
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**Verizon**  
15605 SAN CANYON AVENUE  
IRVINE, CA 92618

**RICE ROAD**  
NORTH OF 22100 RICE ROAD  
DESERT CENTER, CA 92239

**SHEET TITLE**  
NORTHWEST &  
NORTHEAST  
ELEVATIONS

**A-4**



**2**

**NORTHEAST ELEVATION**

SCALE: 1/4" = 1'-0" (AS SHOWN)  
(CON) 1/8" = 1'-0" (11x17)

**1**

**NORTHWEST ELEVATION**

SCALE: 1/4" = 1'-0" (AS SHOWN)  
(CON) 1/8" = 1'-0" (11x17)

# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



LOOKING SOUTHWEST FROM DESERT CENTER-RICE ROAD

# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



VIEW 1



# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



VIEW 2



LOCATION/5K

©2014 Google Maps



PHOTO/50

LOOKING NORTHEAST FROM DESERT CENTER RICE ROAD

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



EXISTING



# RICE ROAD

NORTH OF 22100 RICE ROAD DESERT CENTER CA 92239



©2014 Google Maps



PROPOSED MINDPALM  
EXISTING CONCRETE WALL  
PROPOSED



Authorized Agent for Verizon Wireless

Setting the New Standard

Core Development Services

2749 Saturn Street

Brea, CA 92821

Phone: (714) 986-6372

Fax: (714) 986-6372

www.coredev.com

Verizon Wireless Project Name: **Rice Road**

**County of Riverside**  
**Application for a Plot Plan -**  
**Wireless Telecommunications Facility**  
*Project Information and Background*

Efforts are currently underway in the County of Riverside to establish the required infrastructure for Verizon Wireless. Verizon Wireless has retained the services of Core Development Services to facilitate the land use entitlement process. Verizon Wireless is requesting approval of a Plot Plan for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: North of 22100 Rice Rd. Desert Center, CA. 92239

APN: 807-192-002

Zoning: W-2-10 (Controlled Development Area)

**Project Representative**

Monica Esparza, Zoning Manager

Core Development Services

2749 Saturn Street

Brea, CA 92821

(714) 986-6372

mesparza@core.us.com

**Verizon Wireless Contact**

15505 Sand Canyon Avenue, Building D

Irvine, CA 92618

(949) 286-7000

**Project Description**

The proposed installation for a disguised, unmanned wireless telecommunications facility (WTF) that consists of **twelve (12) panel antennas mounted onto a 50'-tall monopalm, twelve (12) RRU's mounted to antenna poles, (1) parabolic antenna with pre-fabricated equipment shelter and equipment at grade.** All associated antennas and equipment will be screened and completely hidden from the public right of way and the surrounding community. Thus, the proposed site design adheres to the development standards as set forth in the County of Riverside's Telecommunications Ordinance.

The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photo simulations.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The equipment will not





create additional noise as outdoor equipment cabinets are utilized rather than an equipment shelter which requires the installation of air conditioning units to cool the cabinets located inside. The facility will not create any hazardous materials, waste, odor, light, or glare.

**Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -85dBm).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because Verizon Wireless’ radio-frequency engineers (RF) have observed that a newly constructed structure is currently blocking signal from an existing facility in the area and the surrounding existing Verizon’s sites are becoming overloaded, therefore an additional facility is needed to relieve network traffic congestion to ensure reliable levels of service. To help illustrate this, the enclosed RF exhibits have been provided.

**Alternative Site Analysis**

As a result of the infeasibility of the alternate sites, Verizon Wireless’ network deployment personnel selected the proposed site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the most desirable site, specifically in terms of zoning, as its design will be stealth and will be most compatible with the surrounding environment and the proposal, lease area, will be located in the rear, furthest away from the public right of way, while still filling and providing optimum coverage.

**Alternate Site #1: No Address, Desert Center, CA 92239**

**APN: 807-700-004**

**Alternate Site #2: No Address, Desert Center, CA 92239**

**APN: 807-700-007**

Both of these alternative sites were not chosen because the nearest power and telco was located approximately 1.5 miles away.

Verizon Wireless has exhausted all possible alternative locations and the proposed location is the best and most viable location. The proposed facility will provide an integral link in Verizon Wireless’ proposed network and designed to provide coverage to this area. This site is a necessity to the well-being and public safety of the community. At present, Verizon Wireless is experiencing capacity problems as well as in-building



coverage within the community surrounding this area. The proposed site will provide wireless telecommunications services to Verizon Wireless customers throughout this area.

### **Burden of Proof**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, Verizon Wireless is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon Wireless.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing



up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

#### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon Wireless cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

#### **Verizon Wireless Company Information**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, VZW is licensed by the FCC to provide wireless communication services throughout California. Verizon Wireless is the largest wireless company in the United States and is dedicated to providing customers with wireless technology designed to enrich their lives. Its vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. Verizon Wireless is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

core

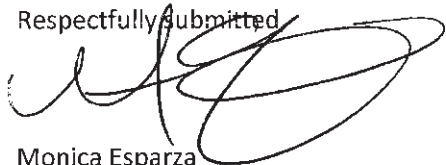
Verizon Wireless is the nation's largest digital voice and data network covering 290 million people and growing. With superior spectrum availability allotted in the nation's top 100 markets, VZW provides a fully digital GSM/GPRS with high speed EDGE wireless data network infrastructure.

Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by Verizon Wireless differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs.

The enclosed application is presented for your consideration. Verizon Wireless requests a favorable determination and approval of the Plot Plan to build the proposed facility. Please contact me at 714-986-6372 for any questions or requests for additional information.

Respectfully submitted



Monica Esparza  
Authorized Agent for Verizon Wireless

115-30-00 W



Session: Car\_C\_A  
 User: [redacted]  
 Time: Oct 28 06:59:22 2014  
 Default: [redacted]  
 Datum: NAD83  
 Center Lat: 33-46-21.87 N  
 Center Lon: 115-22-22.46 W

**Sectors**

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- dia

**LTE RSRP**  
 CCL  
 CL: RSRP (dBm)  
 > -75  
 > -85  
 > -95  
 > -100

Scale: 1:1000000

**verizonwireless**  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential





115-30-00 W

115-30-00 W

Session: Car\_C\_A  
 User: cherr  
 Tue Oct 28 07:02:31 2014  
 Default: Squera  
 Datum: NAD83  
 Center Lat: 33-48-21.87 N  
 Center Lon: 115-22-22.46 W

**Sectors**  
 115.22-22.46 W  
 115.22-22.46 W  
 115.22-22.46 W  
 115.22-22.46 W

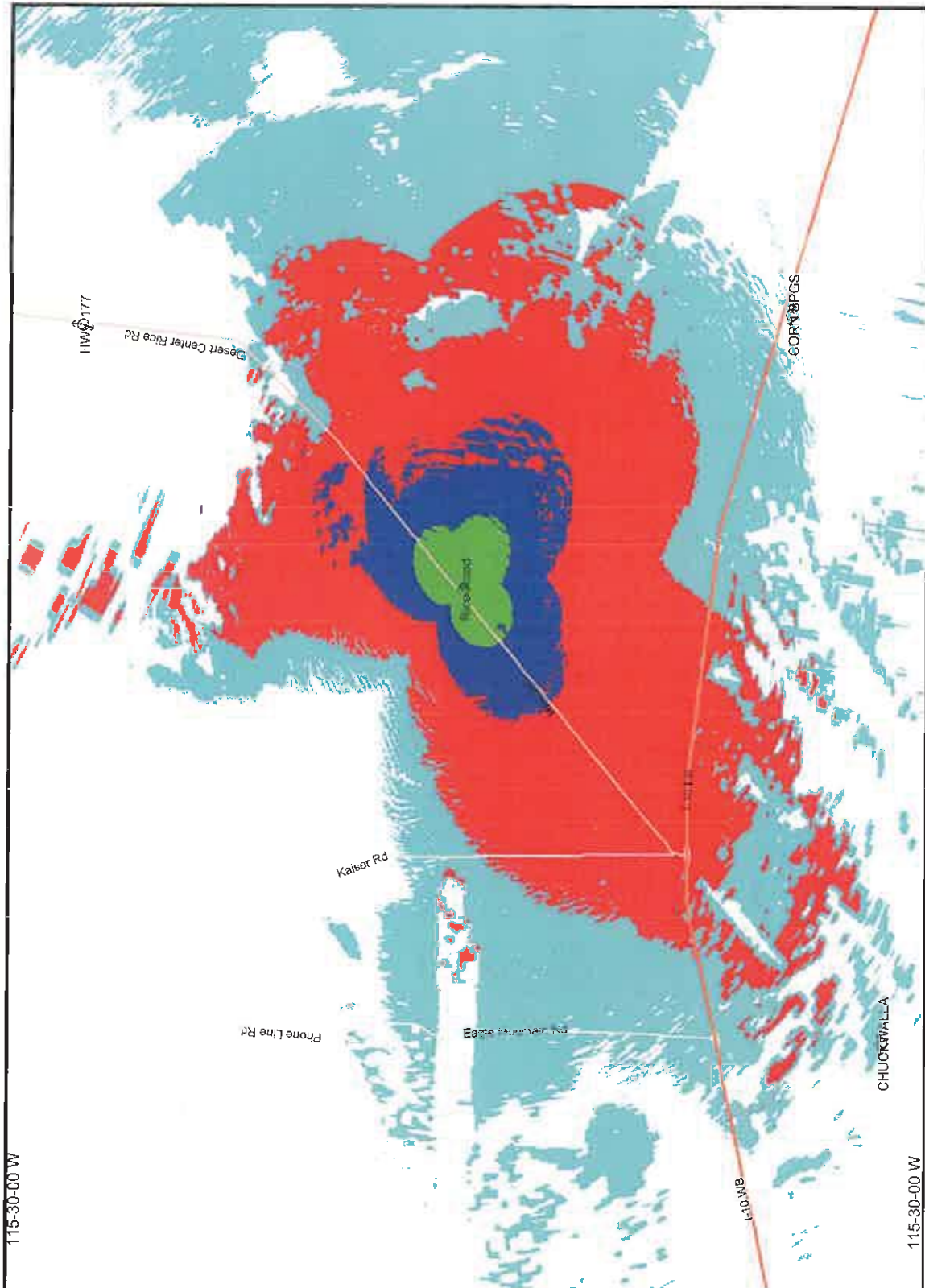
- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- bta

**LTE RSRP**  
 7CL  
 C/F: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:100000

**verizonwireless**  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential





Session: Car\_C\_A  
 User: cherril  
 Tue Oct 28 07:04:21 2014  
 Default Square  
 Datum: NAD83  
 Center Lat: 33-46-21.87 N  
 Center Lon: 115-22-22.46 W

**Sectors**  
 115-22-22  
 115-22-22  
 115-22-22  
 115-22-22

- major\_highway
- secondary\_highway
- arterial\_road
- collector\_road
- bta

**LTE RSRP**  
 701  
 Clr: RSRP (dBm)  
 >= -75  
 >= -85  
 >= -95  
 >= -100

Scale: 1:1000000

**verizon**wireless  
 GeoPlan v6.6.3.1  
 Proprietary and Confidential

Band	Block	Call Sign	Tx	Rx	ERP (Watts)
700	C-upper	WQJQ694	746-757 MHz	776-787 MHz	74.28
PCS	E	WPWH653	1965-1970 MHz	1885-1890 MHz	173.37
PCS	F	KNLF889	1970-1975 MHz	1890-1895 MHz	173.37
AWS	A2	WQSH611	2115-2120 MHz	1715-1720 MHz	102.5
AWS	B	WQGB222	2120-2130 MHz	1720-1730 MHz	102.5
AWS	C	WQTX808	2130-2135 MHz	1730-1735 MHz	102.5



February 08, 2016

RE: Verizon Wireless Rice Road Site Located at: North of 22100 Rice Road, Desert Garden, CA 92239

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to [VZWRFCCompliance@verizonwireless.com](mailto:VZWRFCCompliance@verizonwireless.com). Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	<a href="mailto:WestSoCalNetworkCompliance@VerizonWireless.com">WestSoCalNetworkCompliance@VerizonWireless.com</a>	949-243-4849

Sincerely,

Jeddy Lin  
Manager-RF System Design  
Verizon Wireless

\*\*\*\*\*

\* Federal Airways & Airspace  
\*  
\* Summary Report: New Construction  
\*  
\* Antenna Structure  
\*

\*\*\*\*\*

Airspace User: Sonia Rodriguez

File: RICEROAD

Location: Blythe, CA  
Distance: 43.5 Statute Miles  
Direction: 106° (true bearing)

Latitude: 33°-46'-57.39" Longitude:  
115°-19'-00.40"

SITE ELEVATION AMSL.....536 ft.  
STRUCTURE HEIGHT.....59 ft.  
OVERALL HEIGHT AMSL.....595 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR (No Expected TERPS@ impact with L77)
- FAR 77.9: NNR (No Expected TERPS@ impact BLH)
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required  
NNR = Notice Not Required  
PNR = Possible Notice Required (depends upon actual IFR

procedure)  
For new construction review Air Navigation  
Facilities at bottom  
of this report.

Notice to the FAA is not required at the analyzed location  
and height for  
slope, height or Straight-In procedures. Please review the  
'Air Navigation'  
section for notice requirements for offset IFR procedures  
and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface  
 FAR 77.19(a): DNE - Horizontal Surface  
 FAR 77.19(b): DNE - Conical Surface  
 FAR 77.19(c): DNE - Primary Surface  
 FAR 77.19(d): DNE - Approach Surface  
 FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: L77: CHIRIACO SUMMIT

Type: A RD: 124738.5 RE: 1670  
 FAR 77.17(a)(1): DNE  
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: BLH: BLYTHE

Type: A RD: 189079 RE: 397.1  
 FAR 77.17(a)(1): DNE  
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.  
 VFR Horizontal Surface: DNE  
 VFR Conical Surface: DNE  
 VFR Approach Slope: DNE  
 VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria  
 The Maximum Height Permitted is 7861 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE
DELTA ARP FAA	To FACIL	IN NM
IDENT TYP NAME		
ELEVATION IFR		

+36	CN64 AIR DESERT CENTER	191.52	2.13
-----	------------------------	--------	------

No Impact to Private Landing Facility.  
 DNE 200 ft AGL within 3 NM of Airport.

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA
GRND APCH			
IDNT	TYPE	AT	FREQ VECTOR (ft)
ANGLE BEAR			ELEVA ST LOCATION

BLH VORTAC R 117.4 112.04 182118 +185 CA BLYTHE  
.06  
TNP VORTAC R 114.2 311.24 182408 -779 CA  
TWENTYNINE PALMS -.24

CFR Title 47, §1.30000-§1.30004  
NOT REQUIRED: Structure is not within critical wavelength  
(s) of a FCC licensed  
AM radio station. Movement Method Proof and notification  
to the AM station is  
not required. Please review AM Station Report for details.

Airspace® Summary Version 14.9.372

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Airways & Airspace®  
Copyright © 1989 - 2014

11-02-2014  
18:18:15



# BERT HAZE

AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX

## 1-A ACCURACY CERTIFICATION

DATE OF SURVEY: JULY 28, 2014

SITE NUMBER:	N/A
SITE NAME:	RICE ROAD
TYPE:	ANTENNA STRUCTURE
LOCATION:	NORTH OF 22100 RICE ROAD DESERT CENTER, CA 92239

I, BERT HAZE, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE PROPOSED ANTENNA STRUCTURE ARE:

\*GEODETIC COORDINATES: (NORTH AMERICAN DATUM 1983)

★ LATITUDE 33°46'57.39" N  
★ LONGITUDE 115°19'00.40" W

AND FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) **\*\***(SEE BENCHMARK DATUM REFERENCED HEREON)

GROUND ELEVATION @ PROPOSED ANTENNA STRUCTURE LOCATION = 536 FEET/163.4 METERS (A.M.S.L.)(NAVD88)

THE ACCURACY STANDARDS FOR THIS "1-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:

GEODETIC COORDINATE LOCATIONS:	FIFTEEN (15) FEET HORIZONTALLY
THE ELEVATIONS OF THE GROUND AND THE FEATURES LOCATED:	THREE (3) FEET VERTICALLY (A.M.S.L.)
THE MEASURED HEIGHTS OF THE FEATURES LOCATED:	ONE (1) FOOT ± VERTICALLY (A.G.L.)

GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTech" G.P.S. RECEIVERS AND ASHTech SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

**\*\*BENCH MARK REFERENCE:**

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 534" AS SHOWN ON THE "EAST OF VICTORY PASS" 7.5 MINUTE QUADRANGLE MAP.  
ELEVATION: 536.5 FEET A.M.S.L. (NAVD88)(DATUM VERIFIED IN FIELD TO BE WITHIN SAID ACCURACY STANDARDS)



SIGNED \_\_\_\_\_  
BERT HAZE, PLS 7211

9/12/14  
DATE

★REV. PER ARCH 09/12/14

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

Plot Plan No. 25701 proposes the construction of a disguised wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by the Riverside County Flood Control and Water Conservation District.

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] [CONDITIONAL USE PERMIT] [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 [PLOT PLAN] [CONDITIONAL USE PERMIT] [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

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

10. GENERAL CONDITIONS

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

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. 25701 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25701, Exhibit A, dated May 15, 2017.

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 permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMITS REQUIRED

RECOMMND

CODE/ORDINANCE REQUIREMENTS:

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

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO WASTEWATER PLUMBING

RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

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

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

(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. 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 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.



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10. GENERAL CONDITIONS

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

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

Knox Box- shall be installed on the outside of the wall(front).Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE - #27 EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" to center above floor level with maximum 4" projection from the wall.

Contact Fire Department for proper placement of equipment prior to installation.

10.FIRE. 3 USE - ADDRESS, PLACARD, FINAL RECOMMND

Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

Placard- Need 704 placard on the outside of the wall, visible from the street.

Final Inspection- Prior to final fire approval you must be cleared by the Fire Department. Business is not allowed to be conducted in the building prior to final approval. Call our office to request a Fire Department inspection when you have approved plans and have installed items as required.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

BB Session ID: 315-805-395

Plot Plan (PP) 25701 is a proposal to construct an unmanned wireless telecommunications facility on an 11.25-acre site in the Desert Center Area. The site is located on the south side of Highway 177/Rice Road approximately 7 miles north of Interstate 10 Freeway.

The site is entirely located within the 100-year DWR Awareness floodplain as delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at:

<http://gis.bam.water.ca.gov/bam/>

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

This facility consists of an equipment platform and a tower with panel antennas. The nature of the flood hazard to the site insures a high probability the facility would be damaged during major flooding events and may even receive some flood damage during smaller storm events as well. In order to protect the equipment (generators) from flooding, the proposed platform shall be constructed with the finished floor above the water surface elevation for the floodplain. The finish floor elevation shall be constructed a minimum of 12 inches plus the velocity head above the adjacent ground. Erosion protection shall be provided for fill exposed to erosive flows and shall extend a minimum of 12 inches into the natural ground depending on the scour depth.

A "Flooding Depth Analysis and Scour Requirements" study dated June 21, 2016 by JLC Engineering has been submitted to the District. The study indicates the tributary drainage area is 1,004 square miles and has a flowrate of 159,938 cubic feet per second (based on a yield using the Enveloping Curves of Peak Discharges in Southern California from the RCFC & WCD Hydrology Manual). Using the Cabazon Flood Study and the Dawdy Equation, the study indicates the maximum depth of flow within the project area is about 7.8 feet. With a minimum of 1 foot above the water surface elevation requirement, the finished floor for the equipment platform shall be a minimum of 8.8 feet above the existing

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10. GENERAL CONDITIONS

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

adjacent ground. The study also determined a maximum scour depth of 9.3 feet and recommended that piers be constructed to a depth of 9.3 feet below the existing ground.

This project must comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 USE - 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. 3 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. 4 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. This project proposes no lighting.

10.PLANNING. 5 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. 6 USE - MAX HEIGHT RECOMMND

The monopalm located within the property shall not exceed a height of 59 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved Plot Plan No. 25701 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. 9 USE - CITY OF BLYTHE

RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 10 USE - DESERT/BLYTHE TELECOM

RECOMMND

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

10.PLANNING. 11 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN 807-192-002 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 12 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

The equipment cabinet color, wrought-iron fencing and platform shall be in earthtones, which will blend with the surrounding setting.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

The color of the monopalm/(monopole trunk) shall be light to dark brown, and the color of the antenna array shall be green to dark green, matching the colr of the surrounding palm trees of the associated palm tree farm 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. 13 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. 14 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. [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopalm shall be kept in good repair. The fronds as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or



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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - MAINTAIN SOCKS/BRANCHES (cont.) RECOMMND

detereriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 18 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. 19 MAP - UNANTICIPATED RESOURCES RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02482 APPROVED

INEFFECT

County Geologic Report GEO No. 2482, submitted for the project PP25701, APN 807-192-002, was prepared by AESCO, and is titled; "Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site Name: Rice Road, North of 22100 Rice Road, Desert Center, CA, AESCO Project No. 201501445-D6918," dated June 30, 2015. In addition, the applicant has submitted the following report:

"Addendum 1, Response to County of Riverside Review, Proposed Verizon Wireless Communications Facility, Site Name: Rice Road, North of 22100 Rice Road, Desert Center, CA, AESCO Project No. 201501445-D6918," letter dated May 12, 2016.

This document is herein incorporated in GEO02482.

GEO02482 concluded:

1. Based on our evaluation, we conclude that there are no active or potentially active faults trending towards or through the property, and additional fault investigations are not necessary. The potential for surface fault rupture to occur at the site is considered low.

2. The property is situated on gently sloped ground well away from topography with any significant relief. The potential for landslides, debris flows or rock falls to impact the site is considered low.

3. The property is not mapped in a flood hazard zone as shown on the Riverside County Flood Hazard Zone map. The potential for flooding to impact the site is considered low.

4. Based on a groundwater table in excess of 40 feet deep, and very hard to very dense material encountered below a depth of 13 feet, we conclude that the potential for liquefaction at the site is low.

GEO02482 recommended:

1. The proposed monopole may be supported on a typical, large-diameter reinforced concrete drilled pier, primarily deriving support through side friction for axial loads, and from passive soil resistance for lateral and over-turning forces.

2. Because the foundation design of the monopole counts on side friction and passive resistance for bearing capacity and lateral stability, temporary casing (if used) must be removed.

3. As an option, if structurally feasible, a structural mat foundation can be used to support the monopole due to the very dense material.

4. The bottom of the mat should as a minimum extend at least 60 inches below the lowest adjacent finished grade and bear

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO02482 APPROVED (cont.)

INEFFECT

in the undisturbed medium dense silty sand.

5.As a minimum, the upper three feet below the existing surface should be over-excavated and re-compacted to at least 90 percent relative compaction as determined by ASTM D1557 at moisture contents 1 to 3 percent above optimum moisture.

GEO No. 2482 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2482 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. 21 USE - PDA04994R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4994 submitted for this project (PP25701) was prepared by of L & L Environmental, Inc. and is entitled: "A Phase I Cultural Resource Assessment for the Rice Road Project (Verizon Wireless Site Rice Road [PLS# 298145]), a +/- 0.09 Acres in Desert Center Area, Riverside County, California, dated July 07, 2016

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 18, 2016.

Revised County Archaeological Report (PDA) No. 4994R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated August 05, 2016. This report was received on August 09, 2016 and accepted by the County Archaeologist on the same day.

PDA 4994R1 concludes: no significant cultural resources pursuant to CEQA were encountered within or adjacent to the project area.

PDA 4994r1 does not recommend any cultural or native monitoring for this project due to moderate to low sensitivity for historic and/or prehistoric age resources being present.

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - PDA04994R1 ACCEPTED (cont.) RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                      EPD - MBTA SURVEY                      RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report,



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - MBTA SURVEY (cont.)                      RECOMMND

documenting the results of the survey, to EPD for review.

60.EPD. 4                      EPD - DETO SURVEY                      RECOMMND

The desert tortoise is protected by the California Department of Fish and Wildlife (CDFW) Codes. A desert tortoise preconstruction survey shall be conducted. If ground disturbance does not begin within 24 hours of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Desert Tortoise Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. If a desert tortoise is observed during the pre-construction survey the CDFW and EPD must be notified.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      USE - SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of 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                      USE - ELEVATE FINISHED FLOOR                      RECOMMND

In order to comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE - ELEVATE FINISHED FLOOR (cont.) RECOMMND

Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding:

The equipment platform shall be floodproofed by constructing the finished floor a minimum of 8.8 feet above the highest adjacent ground. To protect from scour, the piers for the platform must be constructed to a minimum depth of 9.3 feet below the existing ground.

60.FLOOD RI. 3 USE - FENCING DESIGN RECOMMND

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

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

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                   USE - GRADING PLANS (cont.)                   RECOMMND  
tolerant, low water using and erosion controlling.

60.PLANNING. 5                   USE - IF HUMAN REMAINS FOUND                   RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 8                   PRJ - SP PALEON M/M PROGRAM                   RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and

04/24/17  
15:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 21

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8

PRJ - SP PALEON M/M PROGRAM (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 PRJ - SP PALEON M/M PROGRAM (cont.) (cont.) RECOMMND

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

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

This condition implements condition 30.PLANNING.[25] of the SPECIFIC PLAN.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PLNTLGST CERTIFIED (2) (cont.)

RECOMMND

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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

80.EPD. 2 EPD - DETO REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the preconstruction desert tortoise survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of desert tortoise.



PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE - SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 2 USE - ELEVATE FINISHED FLOOR

RECOMMND

In order to comply with Ordinance 458 Section 8 Construction Standards a. 1. d) projects within a Special Flood Hazard Area or floodplain shown on the maps listed in Section 5, requirements: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding:

The equipment platform shall be floodproofed by constructing the finished floor a minimum of 8.8 feet above the highest adjacent ground. To protect from scour, the piers for the platform must be constructed to a minimum depth of 9.3 feet below the existing ground.

80.FLOOD RI. 3 USE - FENCING DESIGN

RECOMMND

No flow-obstructing perimeter fencing (chain-link, block wall, etc.) will be permitted as stormwater runoff could be diverted, concentrated, and/or pond on to adjacent properties and cause adverse effects. Any perimeter fencing shall be of a "rail" or tubular steel type.

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 May 15, 2017.

PLOT PLAN: TRANSMITTED Case #: PP25701

Parcel: 807-192-002

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 and microwave 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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25701

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

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, dated May 15, 2017.

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 fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

"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. 25701 has been calculated to be 0.04 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 (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25701 is calculated to be 0.04 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;
- Full company address, including mailing address and division name that will address problems;

PLOT PLAN:TRANSMITTED Case #: PP25701

Parcel: 807-192-002

90. PRIOR TO BLDG FINAL INSPECTION

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

- Telephone number of wireless communications facility company.

f 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. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25701 have been met in accordance with the APPROVED EXHIBIT A, dated May 15, 2017.

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 and microwave 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.

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

DATE: December 9, 2014

TO:

Riv. Co. Transportation Dept. – M. Farshad  
Riv. Co. Building & Safety – Grading  
Riv. Co. Environmental Programs Division  
P.D. Landscaping Section  
4th District Planning Commissioner

Riv. Co. Environmental Health Dept. – M. Abbott  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Information Technology Dept.  
P.D. Archaeology Section

Riv. Co. Fire Dept. – L. Nottingham  
Regional Parks & Open Space District  
P.D. Geology Section  
4th District Supervisor

**PLOT PLAN NO. 25701** – EA42744 – Applicant: Verizon Wireless – Engineer/Representative: Monica Esparza, Core Development Services – Owner: Joseph Ellis – Fourth/Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS: RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, northerly of Interstate 10 – 11.25 Gross Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes to construct an unmanned wireless telecommunication facility consisting of a 59-foot tower disguised as a palm tree with twelve panel antennas, twelve Radio Repeating Units, and one parabolic antenna within a 900 square foot lease area. The plot plan also proposes to install an approximate 184 square foot equipment shelter within the same lease area. – APN: 807-192-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled to be available for comment at the **LDC meeting on January 8, 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 **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at **mcorcora@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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





Steven Weiss  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

May 24, 2016

Pages 3 (including this cover)

AESCO  
Attn: Debra Perez  
Fax: (714) 375-3831

RE: Conditions of Approval  
County Geologic Report No. 2482  
"Geotechnical Report, Proposed Verizon Wireless Communications Facility, Site  
Name: Rice Road, North of 22100 Rice Road, Desert Center, California, AESCO  
Project No. 20151445-D6918," dated June 30, 2015.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413  
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver  
Eng./Rep.: Core Development Services, Attn: Marea Hoeger  
(mhoeger@core.us.com)

File: GEO02482, PP25701, APN 807-192-002

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Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

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

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2621 or (760) 297-2622 & Fax:(760) 749-8901



July 21, 2015

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409

RECEIVED  
Planning Dept.  
JUL 30 2015

**Re: Plot Plan No. 25701**

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Plot Plan No 25701. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is **not within the Luiseño** Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department

mark

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



01-009-2014-110

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, PP25701**

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 TCNS# 119968 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:

\*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

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](mailto:keskew@aguacaliente.net).

Cordially,

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

22006607



# 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 Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

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: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: \_\_\_\_\_

Mailing Address: 15505 Sand Canyon Ave  
Irvine, CA. 92618  
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Monica Esparza c/o Core Development Services E-Mail: mesparza@core.us.com

Mailing Address: 2749 Saturn St.  
Brea, CA. 92821  
City State ZIP

Daytime Phone No: (714) 986-6372 Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: Joseph Ellis E-Mail: \_\_\_\_\_

Mailing Address: 125 Bethany Dr. Suite P  
Scotts Valley, CA. 95066  
City State ZIP

Daytime Phone No: (858) 755-9075 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.

**Monica Esparza c/o Verizon Wireless**

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.

**See attached Letter of Authorization**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 807-192-002

Section: 32

Township: 4S

Range: 16E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 11.25 AC

General location (nearby or cross streets): North of \_\_\_\_\_, South of Highway 177, East of \_\_\_\_\_, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Unmanned, disguised wireless telecommunications facility that includes the installation of a 59'-tall monopalm (12) panel antennas, (12) RRUs, and (1) microwave dish. All associated equipment will be placed within a proposed equipment shelter with GPS antennas mounted onto the shelter.

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

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A



**APPLICATION FOR LAND USE PROJECT**

---

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes  No

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 900 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, **“Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region”** on the following pages.



February 19, 2014

RE: Core Development Services ("CORE") as representative for Verizon Wireless

To Whom It May Concern:

Core Development Services ("CORE") and its employees are authorized representatives of Verizon Wireless and have been contracted to perform cellular site development (i.e. real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design, and construction, etc.) on behalf of Verizon Wireless, in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, CORE may submit/order (i.e. land use applications and permits, utilities, real estate leasing, etc.) on behalf of Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Collier Norine".

Jane Collier Norine  
Verizon Wireless

Manager- Southern California Network Real Estate

15505 Sand Canyon Ave, Building D1

Irvine, CA 92618

Jane.Collier@VerizonWireless.com

Desk Phone: 949.286.8712

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Los Angeles SMSA Limited Partnership, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a leasehold interest in the certain real property described as APN 807-192-002 ("PROPERTY"); and,

**WHEREAS**, on November 7, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25701 ("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:  
Los Angeles SMSA Limited Partnership  
Maree Hoeger, Core Dev. Services  
3350 E. Birch St. #250  
Brea, CA 92821

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.



18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 2-14-17

AM APPROVED COUNTY COUNSEL  
By: M.R.C. 2/10/17  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation  
Its General Partner dba Verizon Wireless

By: Steve Lamb  
Steve Lamb  
Director – Network Field Engineering

Dated: 01/30/17

**NOTARY ACKNOWLEDGMENT**

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

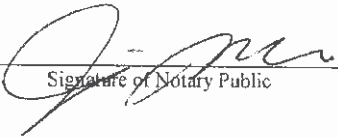
STATE OF CALIFORNIA

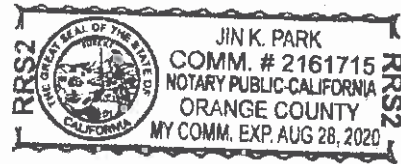
COUNTY OF ORANGE

On January 30, 2017 before me, Jin K Park, a Notary Public, personally appeared Steven Lamb who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public



Place Notary Seal Above

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Joseph W. Ellis and Elizabeth Ione Ellis ("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 APNs 807-192-001 and 807-192-002 ("PROPERTY"); and,

**WHEREAS**, on November 17, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25701 ("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,

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of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Joseph W. Ellis and Elizabeth Ione Ellis  
3811 Canon Blvd  
Altadena, CA 91001

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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.

**SIGNATURES ON NEXT PAGE**



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: [Signature]  
~~Steven Weiss~~ CHARLISSA LEACH  
Riverside County Planning Director

Dated: 5/8/17

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] 1/25/12  
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:  
Joseph W. Ellis and Elizabeth Ione Ellis

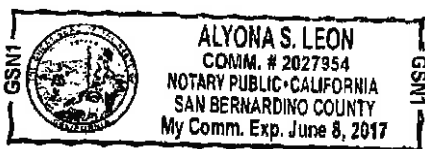
By: [Signature]  
Joseph W. Ellis

Dated: 10/7/2015

By: [Signature]  
Elizabeth Ione Ellis

Dated: 10/7/15

State of California, County of San Diego Jss.  
On October 7, 2015 before me ALYONA S. LEON, Notary Public,  
personally appeared Joseph W. Ellis and Elizabeth Ione Ellis  
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/hers/their  
authorized capacity(ies), and that he/she/they signature(s) on the  
instrument is/are the signature(s) of 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] 10/07/2015

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 26, 2017,

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

APN (s) or case numbers PP25701 For

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

## NOTICE OF PUBLIC HEARING

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. 25701** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Verizon Wireless – Engineer/Representative: Maree Hoeger, Core Development Services – Owner: Joseph Ellis – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – General Plan: Open Space: Rural (OS-RUR) (20 acre minimum) – Location: Southeasterly of Desert Center Rice Road (Highway 177) and Loma Verde Road, and northerly of Capp Road – 11.25 Acres – Zoning: Controlled Development Area, 10 acre minimum lot size (W-2-10) – **REQUEST:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; 12 panel antennas, 15 Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 sq. ft. lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **MAY 15, 2017**  
PLACE OF HEARING: DESERT PERMIT ASSISTANCE CENTER  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211

For further information regarding this project please contact Project Planner Tim Wheeler at 951-955-6060 or e-mail at [twheeler@rivco.org](mailto:twheeler@rivco.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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

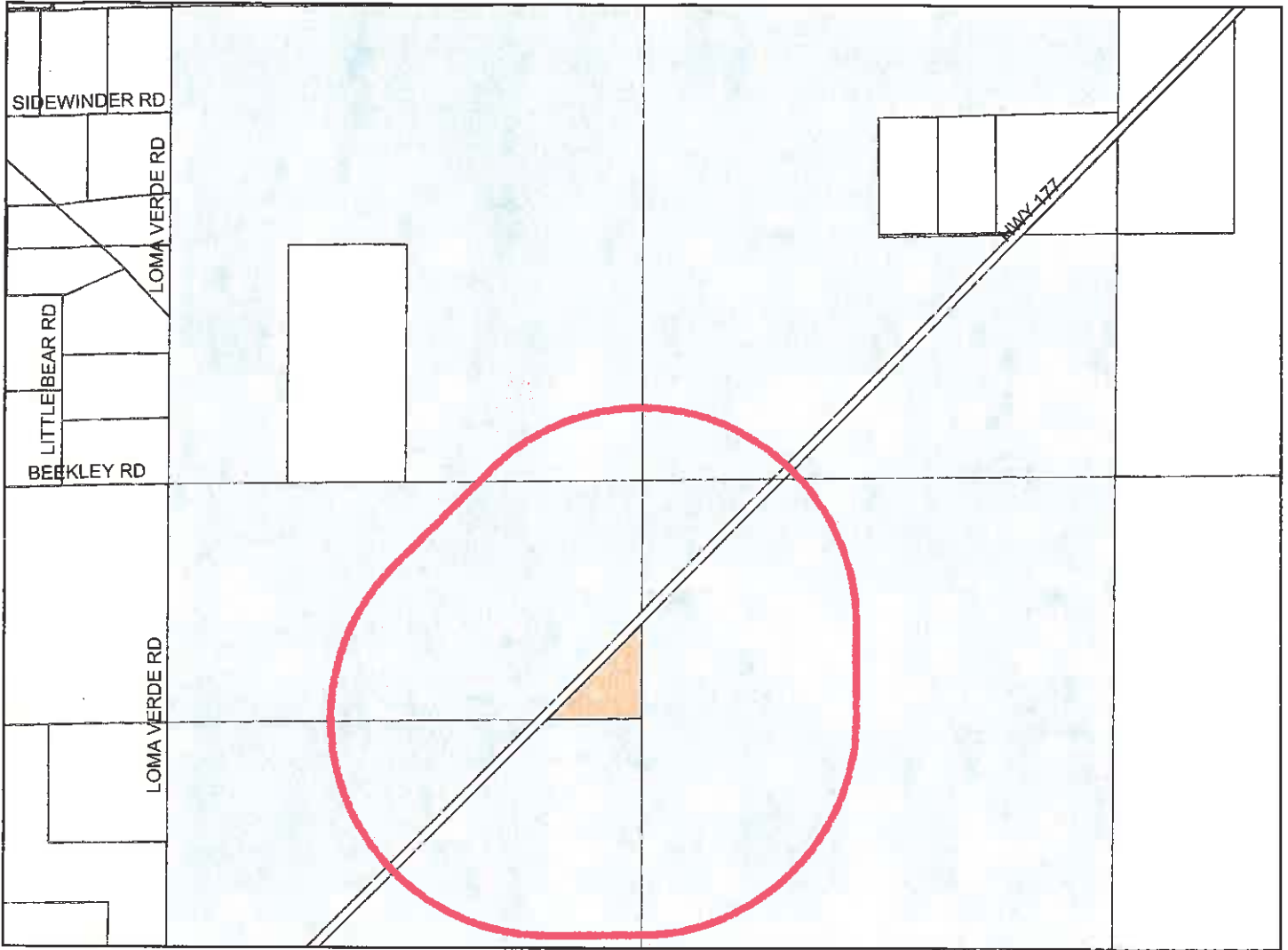
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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 Director, and the Planning Director 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 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: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**PP25701 ( 2400 feet buffer)**



**Selected Parcels**

807-191-007 807-192-001 807-192-002 807-191-006 807-191-017 807-191-020 807-192-032 807-700-001 807-700-006



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

ASMT: 807191006, APN: 807191006  
JOHNEY COON, ETAL  
P O BOX 436  
DESERT CENTER CA 92239

ASMT: 807191007, APN: 807191007  
GOLDEN MONKEY INC  
P O BOX 1468  
MONTEREY PARK CA 91754

ASMT: 807192002, APN: 807192002  
ELIZABETH ELLIS, ETAL  
P O BOX 889  
PAUMA VALLEY CA 92061

ASMT: 807700006, APN: 807700006  
USA 807  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

Core Development  
Attn: Maree Hoeger  
3350 East Birch St. Suite 250  
Brea, CA 92821

Verizon Wireless  
15505 Sand Canyon Ave.  
Building D1  
Irvine, CA 92618



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach P.E.,**  
Assistant TLMA 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.:** PP25701/EA42743

**Project Location:** In the unincorporated area of Riverside County, more specifically located south of Highway 177 next to a parcel addressed 23900 Rice Road.

**Project Description:** The Plot Plan proposes Verizon Wireless to construct a wireless communication facility consisting of a 59-foot tower disguised as a palm tree; twelve (12) panel antennas, fifteen (15) Radio Repeating Units, three (3) surge protection units, one (1) parabolic antenna, and two (2) Global Positioning Satellite within a 900 square foot lease area. The lease area will be enclosed by a 6 foot tall wrought-iron fence with equipment cabinets and a DC generator on top of a 9 foot tall raised steel platform as required by Flood Control.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Verizon Wireless, 15505 Sand Canyon Ave., Building D1, Irvine, CA 92618

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15303)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to (d) utility extensions and (e) accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The proposed project is exempt under Section 15303 because the total lease area is 900 sq. ft. which is equivalent to a small garage or storage shed. The existing palm tree farm doesn't have any accessory structures located on this subject parcel. This will provide additional utility services for the surrounding area. Because all aspects of the project are exempt under Section 15303, PP25753 is exempt from CEQA and no further environmental review is required.

Tim Wheeler 951-955-6060  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
Signature Title Date  
Urban Regional Planner III March 22, 2017

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42743 ZCFG06129

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1412261

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 10248  
paid towards: CFG06129 CALIF FISH & GAME: DOC FEE  
EA42743  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Nov 07, 2014 16:43  
MGARDNER posting date Nov 07, 2014

\*\*\*\*\*  
\*\*\*\*\*

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

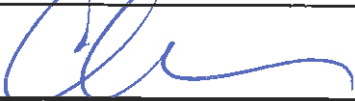
Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

1.9

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Thousand Palms  
Supervisorial District: Fourth  
Project Planner: Tim Wheeler  
Planning Commission: June 7, 2017

Plot Plan No. 21201  
FIRST EXTENSION OF TIME  
CEQA Exempt  
Applicant: SBA Monarch Tower III, LLC.



Charissa Leach  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant of the subject case has requested an extension of time to allow for additional life of ten (10) years on the existing use of Plot Plan No. 21201 which was for the installation and operation of a wireless communications facility that included (12) panel antennas and (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 square foot lease area.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's Hearing approved on May 22, 2017.

The project site is located at North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on May 22, 2017.

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

**APPROVED** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 21201**, extending the expiration date to February 7, 2027, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

### BACKGROUND:

Per Ordinance 348 Section 19.409C, a wireless communication facility shall have an initial approval period of ten (10) years that may be extended if the appropriate application is made to the Planning Director or Planning Commission, which ever was the original approving body. This is the first extension of time proposed for this project site since its original approval date of February 7, 2007.

The original approval for Plot Plan No. 21201 was at the Planning Director's Hearing dated January 22, 2007. It proceeded to the Planning Commission for Receive and File on February 7, 2007 and was

approved. No appeal was filed against the project. This first extension of time was timely filed on January 26, 2017.

Therefore, with the approval by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, the plot plan's expiration date will become February 7, 2027. Unless the wireless communication facility has an approved co-location on site, which shall automatically extend the life of the project until the last co-locator's permit expires; another extension of time will need to be applied for prior to February 7, 2027.

Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1 acre minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25<sup>th</sup>, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1ac minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25<sup>th</sup>, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25<sup>th</sup>, 2018.

1.6 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201** – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS: R) – Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, two (2) GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**APPROVED** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027.

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 NONE

4.0 SCOPING SESSION:


NONE

5.0 PUBLIC COMMENTS:

1.6

**Agenda Item No.**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Thousand Palms**  
**Supervisorial District: Fourth**  
**Project Planner: Tim Wheeler**  
**Directors Hearing: May 22, 2017**

**PLOT PLAN NO. 21201**  
**FIRST EXTENSION OF TIME**  
**Applicant: SBA Monarch Tower III, LLC.**



Charissa Leach,  
Assistant TLMA 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 additional life of ten (10) years on the existing use of Plot Plan No. 21201 which was for the installation and operation of a wireless communications facility that included (12) panel antennas and (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 square foot lease area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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

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

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201**

### **JUSTIFICATION FOR EXTENSION REQUEST:**

Per Ordinance 348 Section 19.409C, a wireless communication facility shall have an initial approval period of ten (10) years that may be extended if the appropriate application is made to the Planning Director or Planning Commission, which ever was the original approving body. This is the first extension of time proposed for this project site since its original approval date of February 7, 2007.

**BACKGROUND:**

The original approval for Plot Plan No. 21201 was at the Planning Director's Hearing dated January 22, 2007. It proceeded to the Planning Commission for Receive and File on February 7, 2007 and was approved. No appeal was filed against the project. This first extension of time was timely filed on January 26, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 18, 2017) indicating the acceptance of the six (6) recommended conditions.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, the plot plan's expiration date will become February 7, 2027. Unless the wireless communication facility has an approved co-location on site, which shall automatically extend the life of the project until the last co-locater's permit expires; another extension of time will need to be applied for prior to February 7, 2027. The extension of time request may be filed 180 days prior to expiration date.

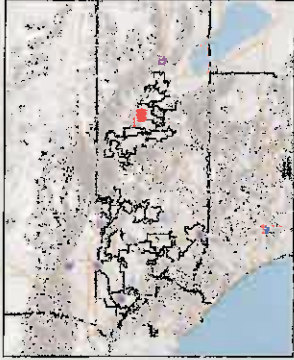
**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 21201**, extending the expiration date to February 7, 2027, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.



# 1st EOT for PP21201

## Vicinity Map



### Legend

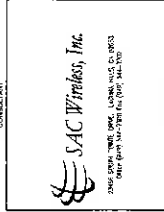
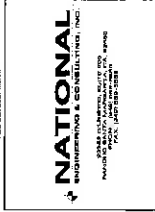
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

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







PROVISION	DATE	DESCRIPTION
1	08/07/07	ISSUE FOR CONSTRUCTION

PROVISION	DATE	DESCRIPTION
1	08/07/07	ISSUE FOR CONSTRUCTION

**CA-5316A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
 7480 VARNER ROAD  
 THOUSAND PALMS, CA. 92678

**GENERAL NOTES & SPECIFICATIONS**

**T-3**

**TEST AND INSPECTIONS**

1. ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE ARCHITECT OR HIS REPRESENTATIVE AT THE TIME OF INSTALLATION. THE ARCHITECT OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO REFUSE ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND TO ORDER THE CONTRACTOR TO REMOVE AND REPLACE ANY SUCH MATERIALS AT HIS OWN EXPENSE.

2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR'S QUALIFIED PERSONNEL UNDER THE CLOSE SUPERVISION OF THE ARCHITECT OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTS AND INSPECTIONS.

3. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL TESTS AND INSPECTIONS PERFORMED AND SHALL SUBMIT THE SAME TO THE ARCHITECT UPON REQUEST.

**SPECIAL INSPECTION REQUIREMENTS**

1. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR'S QUALIFIED PERSONNEL UNDER THE CLOSE SUPERVISION OF THE ARCHITECT OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTS AND INSPECTIONS.

2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL TESTS AND INSPECTIONS PERFORMED AND SHALL SUBMIT THE SAME TO THE ARCHITECT UPON REQUEST.

**CONCRETE**

1. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**FORMS**

1. ALL FORMS SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN THE REQUIRED DIMENSIONS AND FINISH OF THE CONCRETE.

2. ALL FORMS SHALL BE REINFORCED TO RESIST THE FULL WEIGHT OF THE CONCRETE AND ANY OTHER LOADS THAT MAY BE APPLIED TO THEM.

**REINFORCING BARS**

1. ALL REINFORCING BARS SHALL BE PLACED AND TIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL REINFORCING BARS SHALL BE PLACED AND TIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**STEEL**

1. ALL STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**SUSPENDED CEILING SYSTEM**

1. ALL SUSPENDED CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL SUSPENDED CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**DOORS**

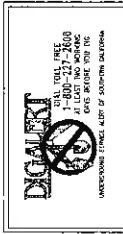
1. ALL DOORS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL DOORS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**PAINTING**

1. ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.



**FLASHING AND SHEET METAL**

1. ALL FLASHING AND SHEET METAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL FLASHING AND SHEET METAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

**ROOFING**

1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.

2. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE APPROVED MIXTURE PROPORTIONS.





**NATIONAL**  
COMMUNICATIONS & CONSULTANTS, INC.  
11111 W. CENTRAL EXPRESSWAY  
SUITE 200  
DALLAS, TEXAS 75241  
TEL: (972) 412-8800  
WWW.NCCINC.COM

*SAC Wireless, Inc.*  
2100 WEST BAY DRIVE, SUITE 300, DALLAS, TEXAS 75241  
WWW.SACWIRESLESS.COM

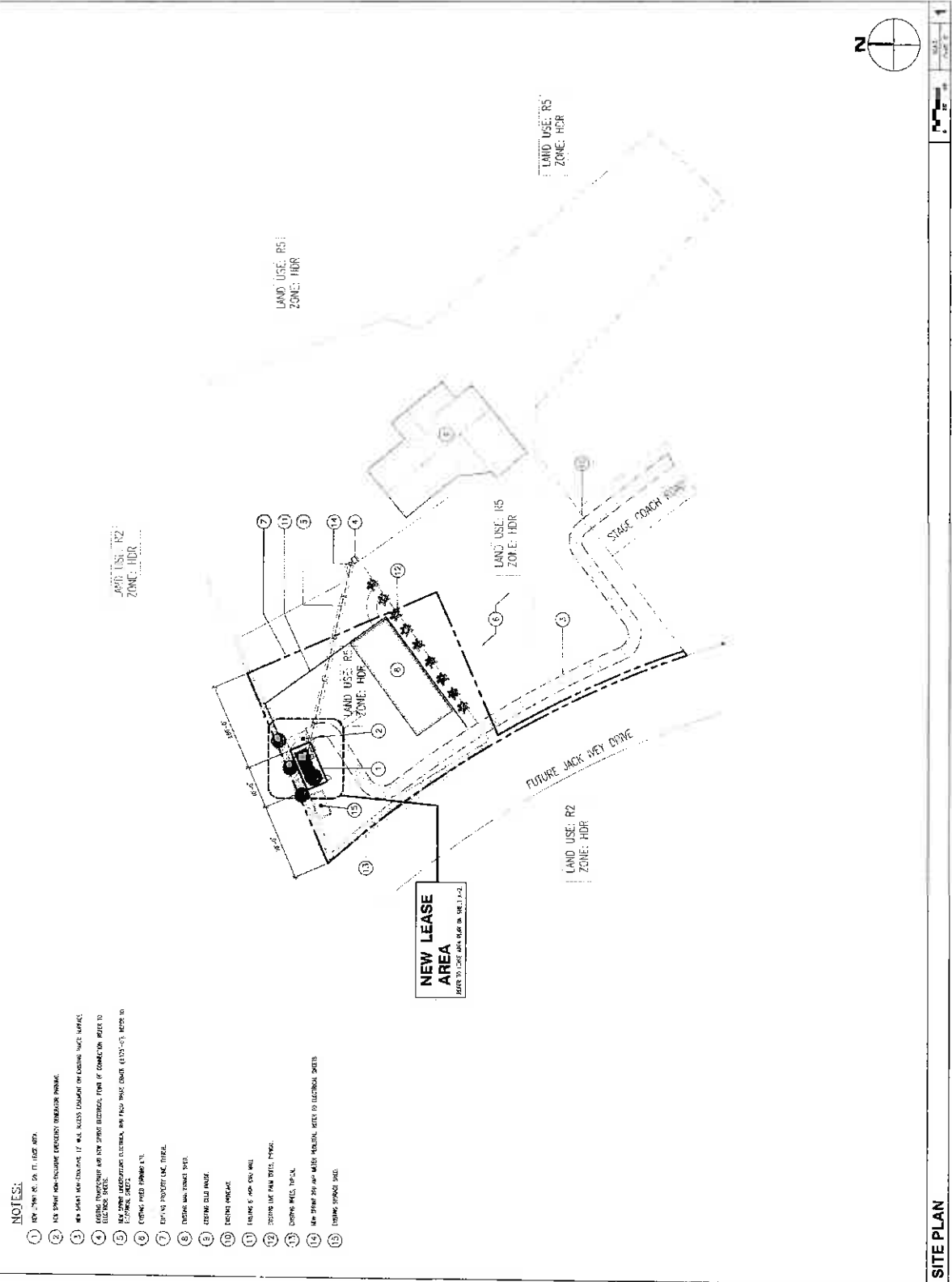
REVISION	DATE	DESCRIPTION
1	10/12/07	FINAL CONSTRUCTION SET

REVISION	DATE	DESCRIPTION

**CA-5316A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
7480 WATNER ROAD  
THOUSAND PALMS, CA 92278

**SITE PLAN**

**A-1**



**NOTES:**

1. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.
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4. EXISTING DIMENSIONS ARE FOR THE EXISTING STRUCTURE OR CONSTRUCTION PERMITS TO EXISTING STRUCTURE.
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**NEW LEASE AREA**  
REFER TO LOCAL AREA MAP IN SHEET A-2

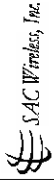




ARE DEVELOPER

**NATIONAL**  
 ENVIRONMENTAL & CONSTRUCTION, INC.  
 11000 SHERWOOD DRIVE, SUITE 200  
 THOUSAND OAKS, CALIFORNIA 91320  
 TEL: (805) 495-1100 FAX: (805) 495-1101

CONSULTANT



SAC Wireless, Inc.  
 2145 SHERWOOD DRIVE, SUITE 200, CA 91320  
 TEL: (805) 495-1100 FAX: (805) 495-1101

UNDERLINE

NO.	DATE	BY	DESCRIPTION
1	01/09/09	SET	ISSUE FOR CONSTRUCTION

SITE INFORMATION

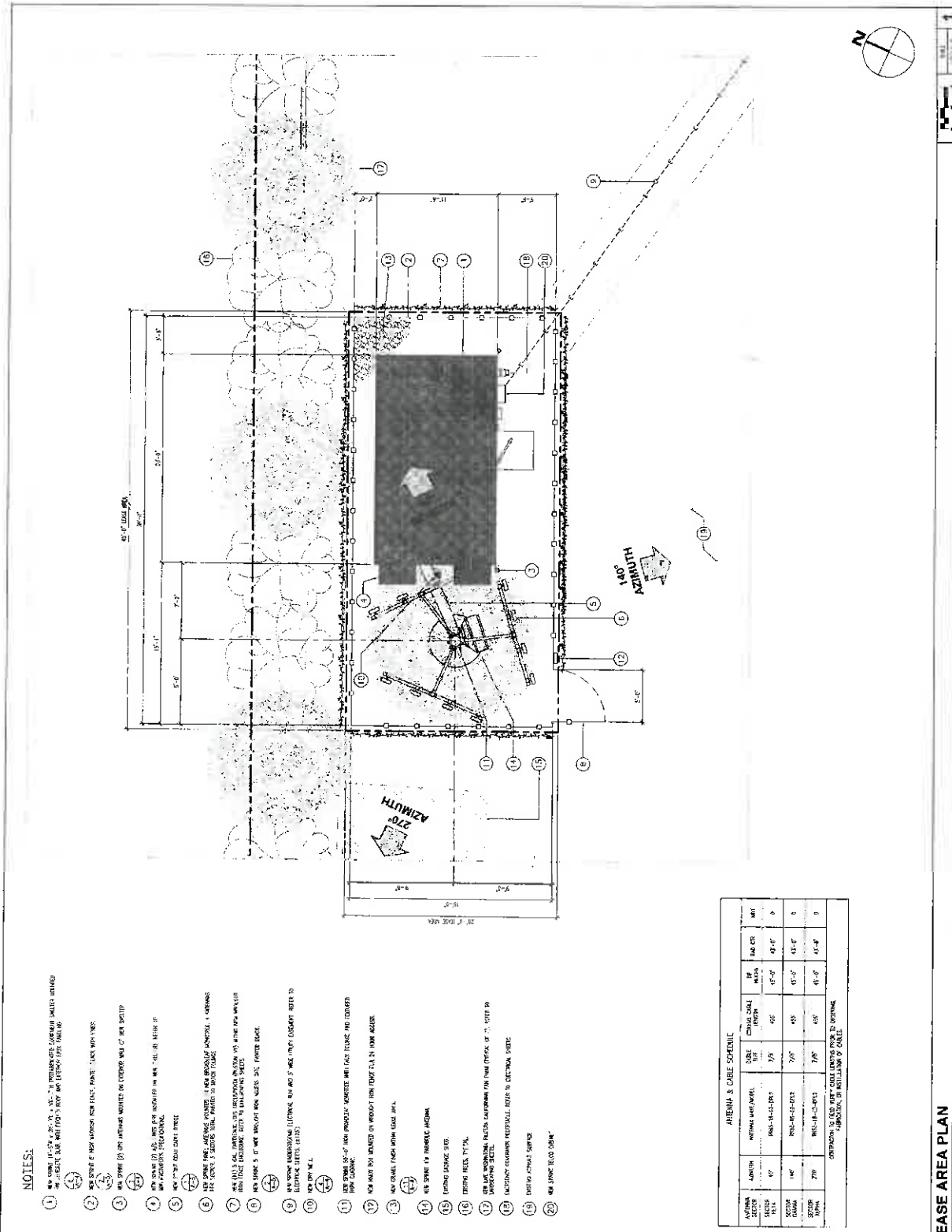
**CA-5316A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
 7480 VARNER ROAD  
 THOUSAND OAKS, CA 91320

SHEET TITLE

**LEASE AREA PLAN**

SHEET NUMBER

**A-2**



**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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30. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

ANTENNA & COLE SPECIFIC					
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TYPE	MODEL	HEIGHT	AZIMUTH	TYPE	HEIGHT
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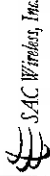
LEASE AREA PLAN



ARCHITECTURAL ELEVATION

**NATIONAL**  
ENVIRONMENTAL & ECOLOGICAL CONSULTANTS, INC.  
10000 WILSON AVENUE, SUITE 300  
THOUSAND PALMS, CALIFORNIA 91320  
TEL: 760.327.0000 FAX: 760.327.0001

CONSULTANT



SAC Wireless, Inc.  
10000 WILSON AVENUE, SUITE 300  
THOUSAND PALMS, CALIFORNIA 91320  
TEL: 760.327.0000 FAX: 760.327.0001

DATE

DESCRIPTION

NO. OF SHEETS

DATE

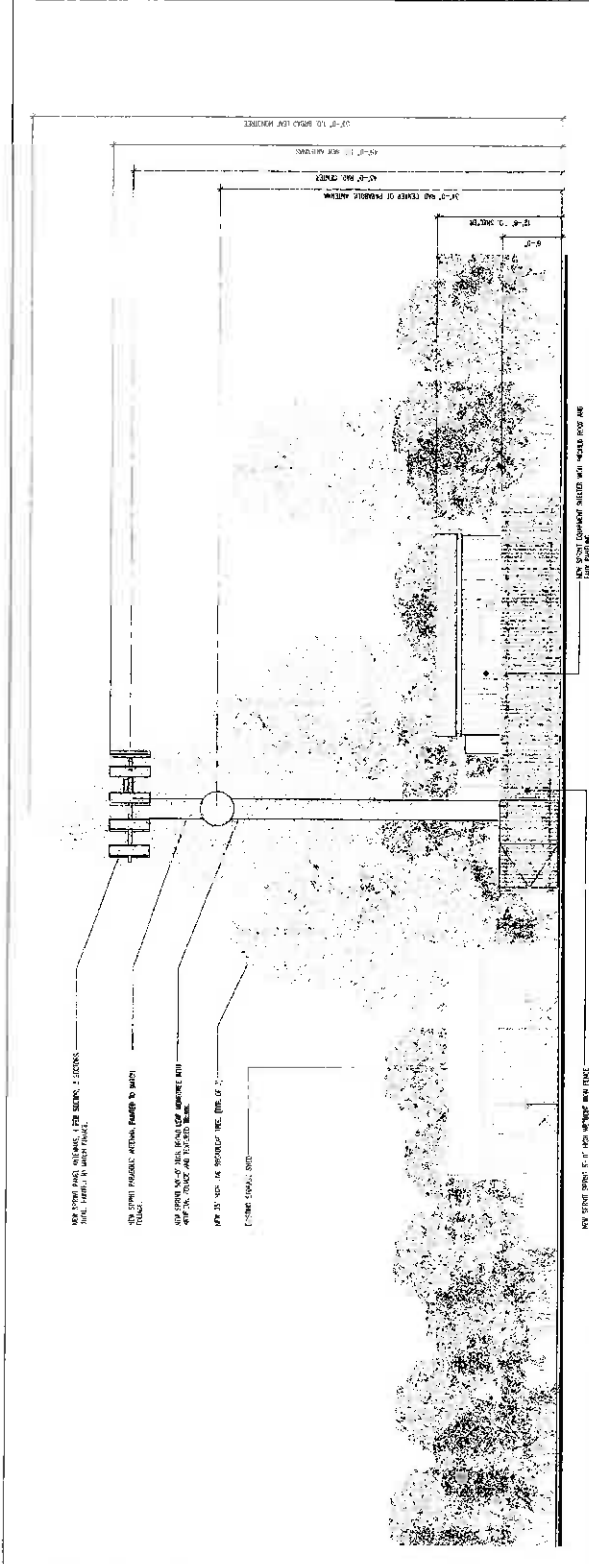
DESCRIPTION

NO. OF SHEETS

**CA-5316A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
74800 VARNER ROAD  
THOUSAND PALMS, CA 91327

ARCHITECTURAL  
ELEVATIONS

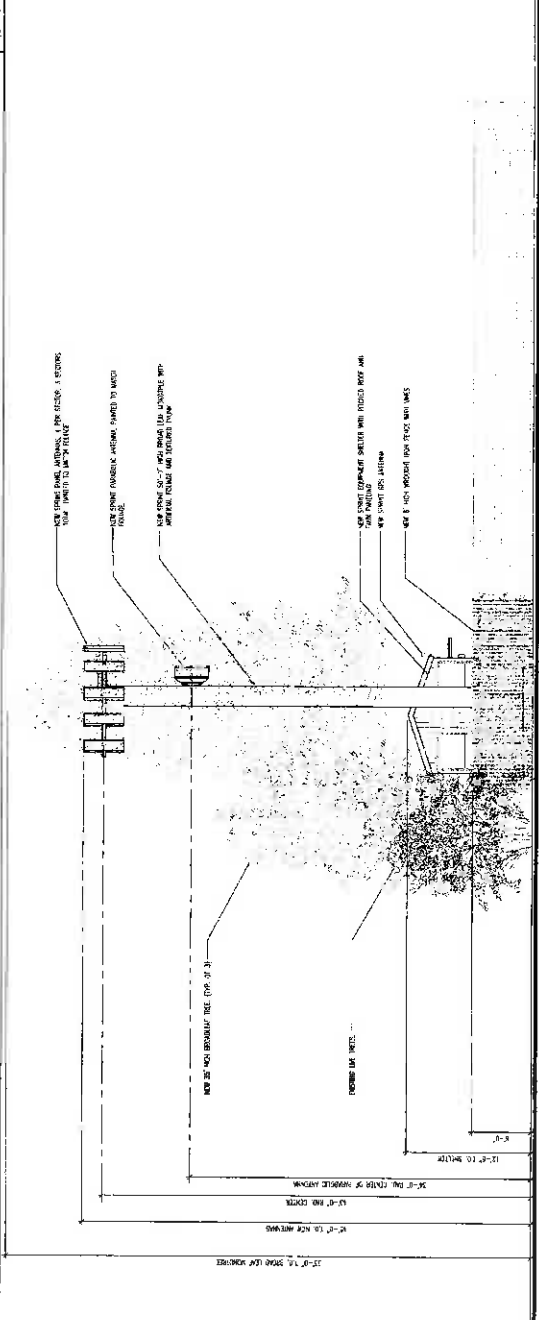
**A-3**



**SOUTH ELEVATION**

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

1



**WEST ELEVATION**

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

2



ARCHITECT  
**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 10000 WILLOW CREEK ROAD, SUITE 100  
 FORT WORTH, TEXAS 76154  
 (817) 441-1111

CONSULTANT  
**SAC Wireless, Inc.**  
 2100 W. WILLOW CREEK ROAD, SUITE 100  
 FORT WORTH, TEXAS 76154  
 (817) 441-1111

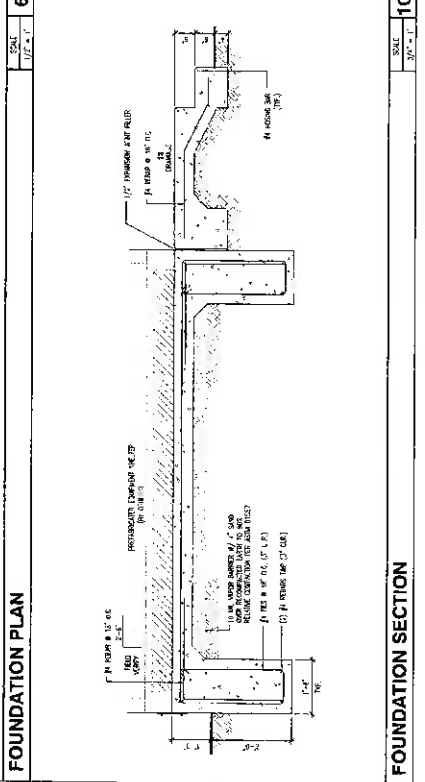
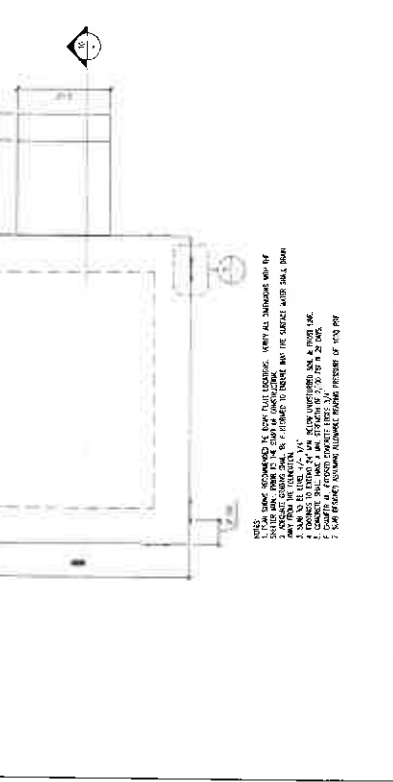
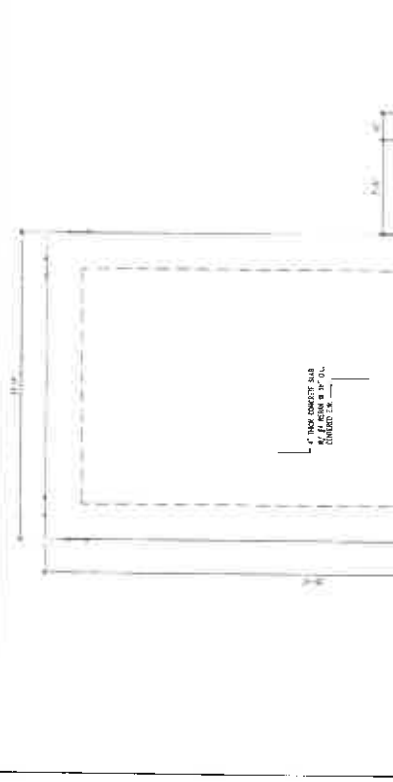
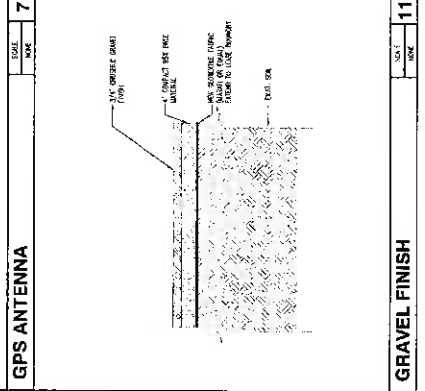
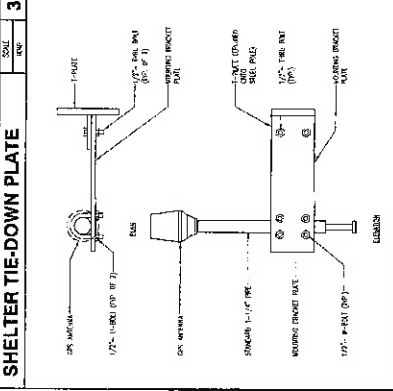
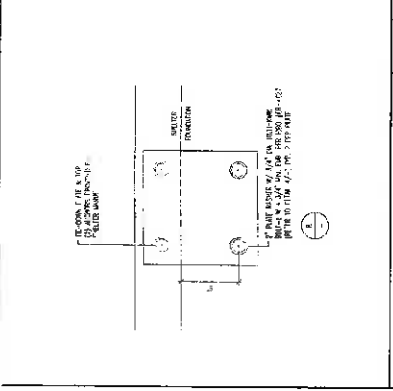
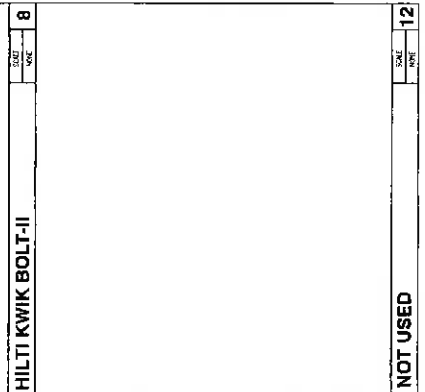
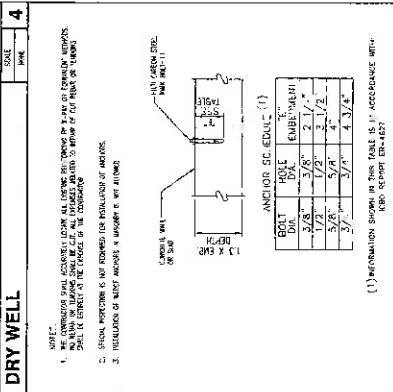
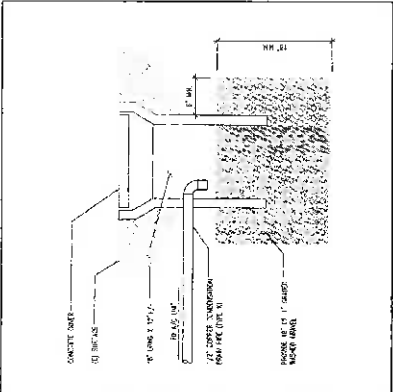
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 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 APPROVED BY: J. W. BROWN

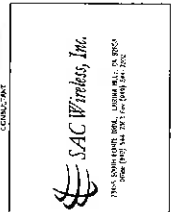
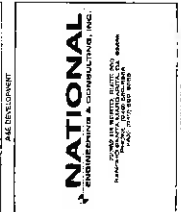
REVISION	DATE	DESCRIPTION
1	01/11/07	ISSUE FOR CONSTRUCTION

PROJECT TITLE  
**CA-5318A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
 7400 VANDERBILT ROAD  
 THOUSAND PALMS, CA 92278

ARCHITECTURAL  
 DETAILS

**A-4**





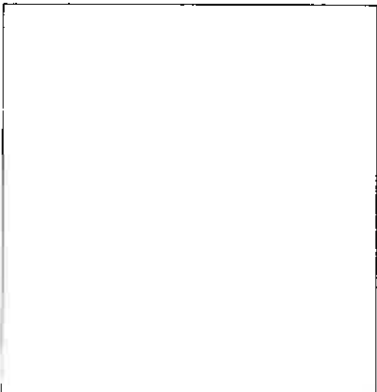
DESCRIPTION

REVISION	DATE	BY	DESCRIPTION
1			ON CONSTRUCTION

CA-5316A  
 STAGE LINE  
 IVEY RANCH  
 GOLF COURSE  
 TAMES WARREN ROAD  
 THOUSAND PALMS, CA 92278

ARCHITECTURAL  
 DETAILS

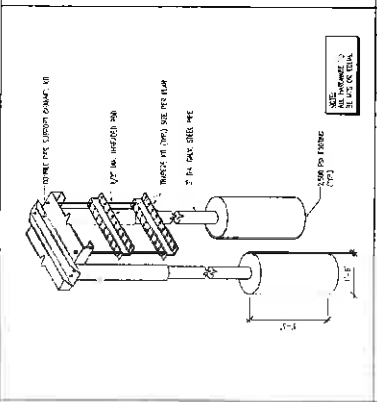
**A-5**



**3 CABLE BRIDGE**

SCALE: 1/4" = 1'-0" (SEE 11)

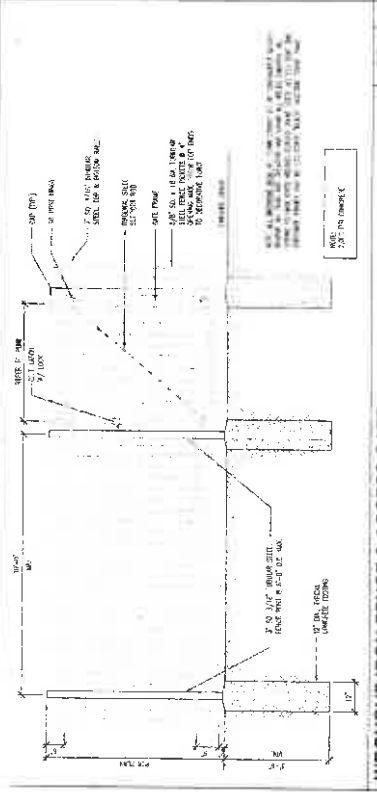
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**2 CABLE BRIDGE**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED



**5 WROUGHT IRON FENCE & ACCESS GATE**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**8**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**7**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**6**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**12**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**11**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**10**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**9**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**8**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED

**7**

SCALE: 1/4" = 1'-0" (SEE 11)

NOT USED





ALL EQUIPMENT  
**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 10000 WILSON BLVD, SUITE 200  
 FORT WORTH, TEXAS 76154  
 PHONE: (817) 336-1111  
 FAX: (817) 336-1112

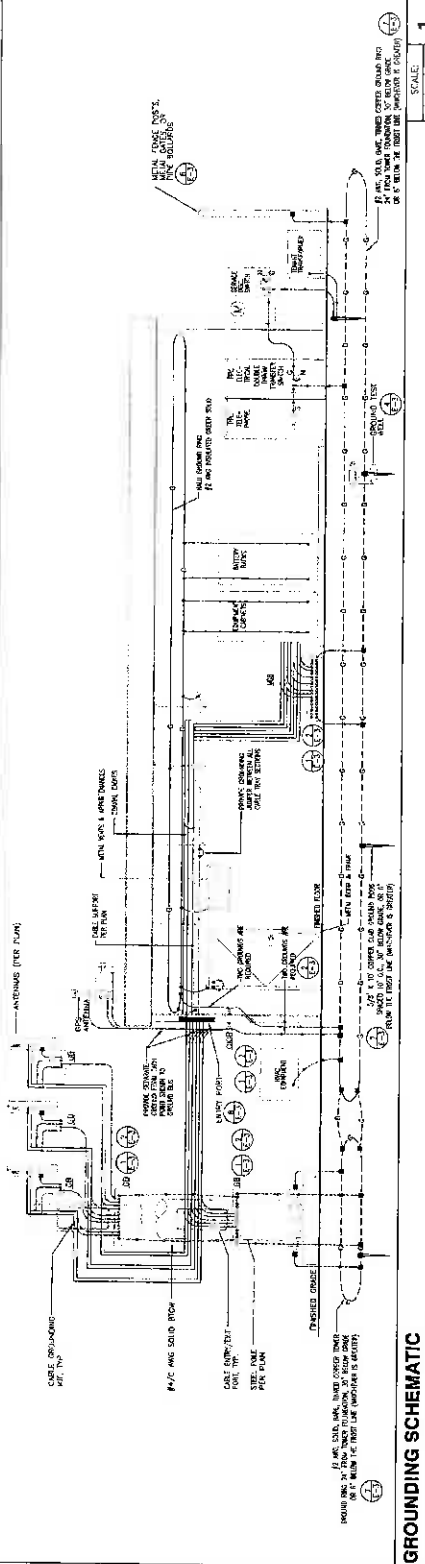
**SAC Wireless, Inc.**  
 2100 SOUTH WILSON, LITTLEFIELD TOWER  
 FORT WORTH, TEXAS 76154  
 PHONE: (817) 336-1111

NO.	DATE	REVISION
1	08/14/08	ISSUE FOR PERMITS
2	08/14/08	ISSUE FOR PERMITS
3	08/14/08	ISSUE FOR PERMITS
4	08/14/08	ISSUE FOR PERMITS
5	08/14/08	ISSUE FOR PERMITS
6	08/14/08	ISSUE FOR PERMITS
7	08/14/08	ISSUE FOR PERMITS
8	08/14/08	ISSUE FOR PERMITS
9	08/14/08	ISSUE FOR PERMITS
10	08/14/08	ISSUE FOR PERMITS

**CA-5318A**  
**STAGE LINE**  
**IVEY RANCH**  
**GOLF COURSE**  
 7480 MARINA ROAD  
 THOUSAND PALMS, CA 92278

**GROUNDING SCHEMATIC**  
**ELECTRICAL SITE PLAN AND**  
**SINGLE LINE & PANEL SCHED.**

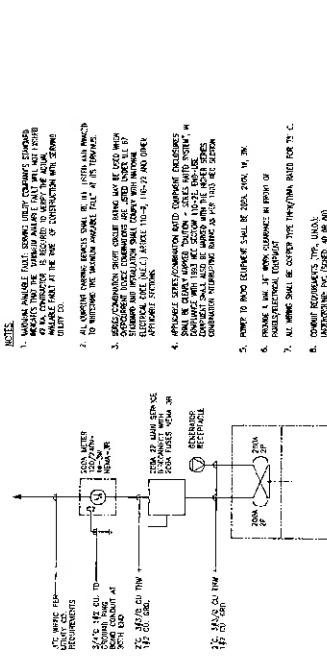
**E-2**



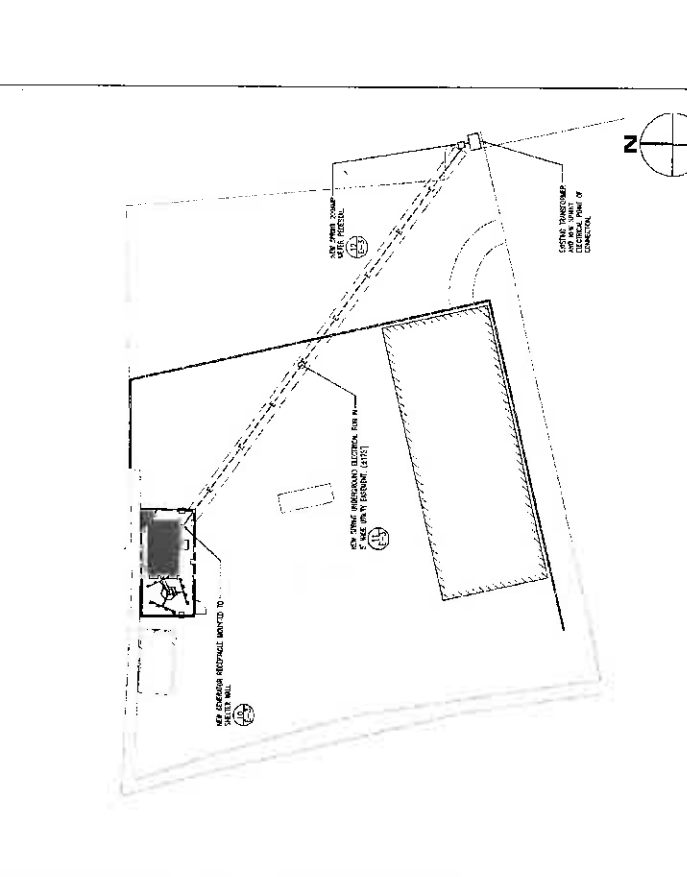
**GROUNDING SCHEMATIC**

SCALE: N.T.S. 1

NO.	DESCRIPTION	QTY	UNIT	MARKING	DATE	REVISION
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2	GROUNDING CLAMP	10	EA	100	08/14/08	ISSUE FOR PERMITS
3	GROUNDING WIRE	100	FT	100	08/14/08	ISSUE FOR PERMITS
4	GROUNDING CLAMP	10	EA	100	08/14/08	ISSUE FOR PERMITS
5	GROUNDING WIRE	100	FT	100	08/14/08	ISSUE FOR PERMITS
6	GROUNDING CLAMP	10	EA	100	08/14/08	ISSUE FOR PERMITS
7	GROUNDING WIRE	100	FT	100	08/14/08	ISSUE FOR PERMITS
8	GROUNDING CLAMP	10	EA	100	08/14/08	ISSUE FOR PERMITS
9	GROUNDING WIRE	100	FT	100	08/14/08	ISSUE FOR PERMITS
10	GROUNDING CLAMP	10	EA	100	08/14/08	ISSUE FOR PERMITS



SCALE: N.T.S. 3



**ELECTRICAL SITE PLAN**

SCALE: 1"=20'-0" 2

**SINGLE LINE DIAGRAM & PANEL SCHEDULE**





ALL DEVELOPMENT

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
11000 WEST 11TH AVENUE, SUITE 300  
DENVER, COLORADO 80202  
TEL: 303.750.0000  
WWW.NATIONAL-ENGINEERING.COM

CONSULTANT

**SAC Wireless, Inc.**  
1000 WEST 11TH AVENUE, SUITE 300  
DENVER, COLORADO 80202  
TEL: 303.750.0000  
WWW.SACWIRELESS.COM

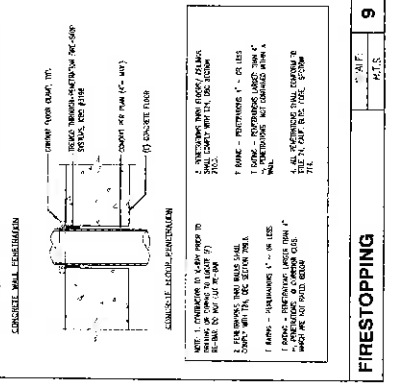
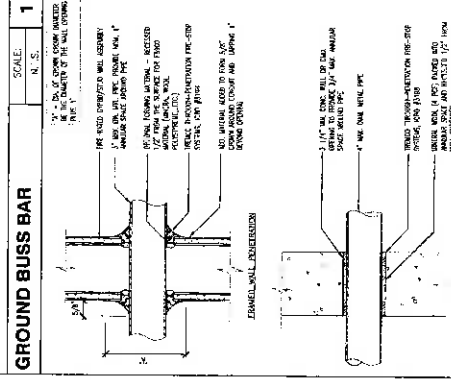
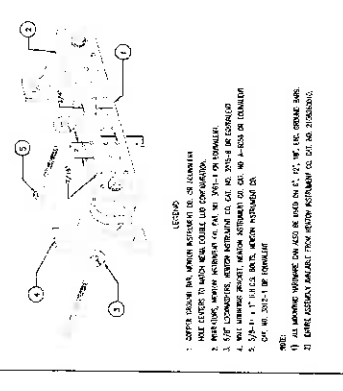
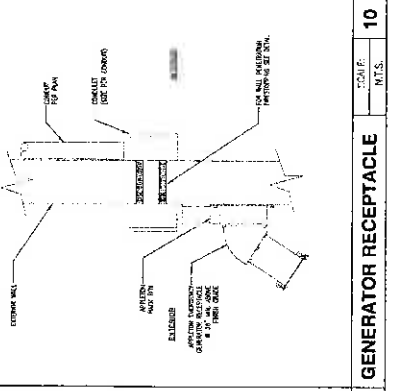
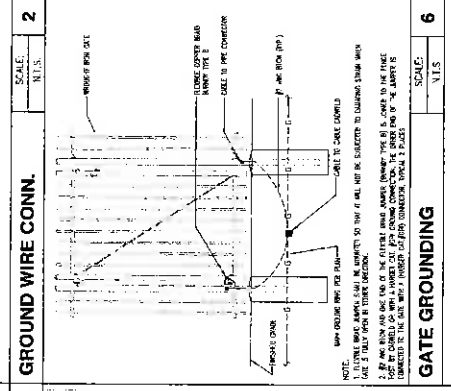
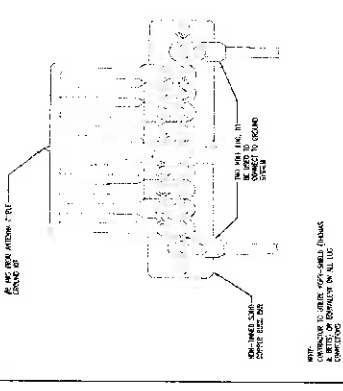
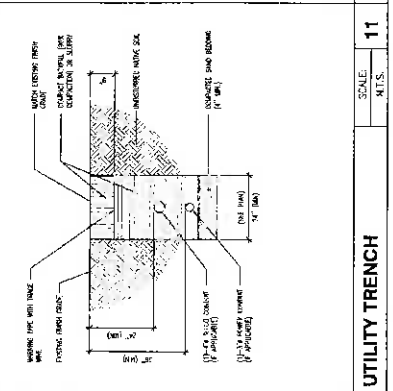
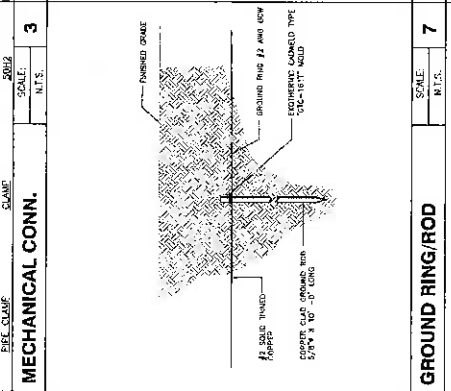
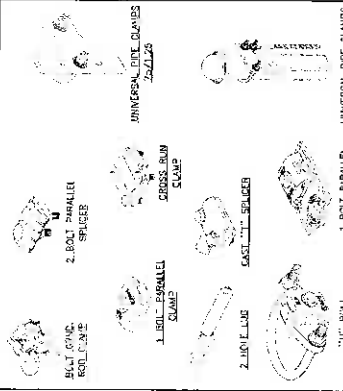
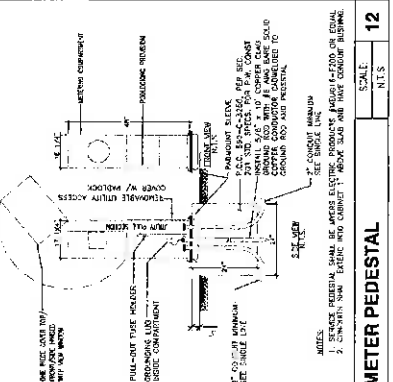
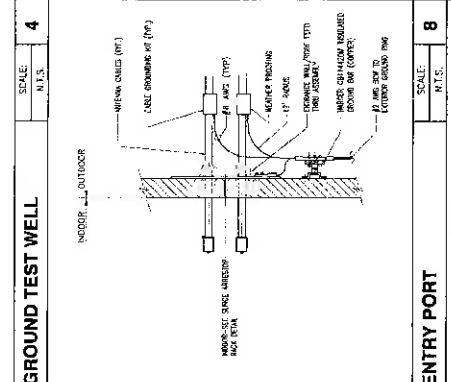
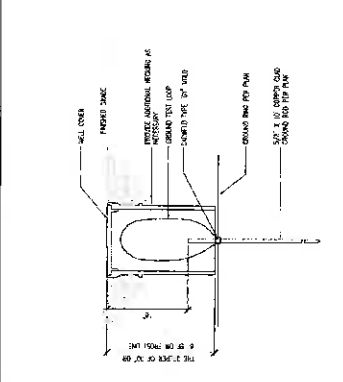
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BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: N.T.S.

REVISION	DATE	DESCRIPTION
1	08/11/09	ISSUE FOR CONSTRUCTION

PROJECT NUMBER: CA-5316A  
STAGE LINE  
IVEY RANCH  
GOLF COURSE  
74800 WARMER ROAD  
THOUSAND OAKS, CA 91320

SHEET TITLE: ELECTRICAL DETAILS

SHEET NUMBER: E-3





44E SERRANO AVE.  
**NATIONAL**  
 ENGINEERING & CONSULTING, INC.  
 10000 SERRANO AVE., SUITE 200  
 THOUSAND PALMS, CA 92278  
 (760) 327-1000  
 FAX (760) 327-1001  
 WWW.NATIONALENGR.COM

CONSULTANT  
**SAC Wireless, Inc.**  
 2100 N. CALIFORNIA BLVD., SUITE 100  
 THOUSAND PALMS, CA 92278  
 (760) 327-1000  
 FAX (760) 327-1001  
 WWW.SACWIRELESS.COM

DESCRIPTION

NO.	DATE	DESCRIPTION
1	01/10/07	ISSUE FOR PERMIT

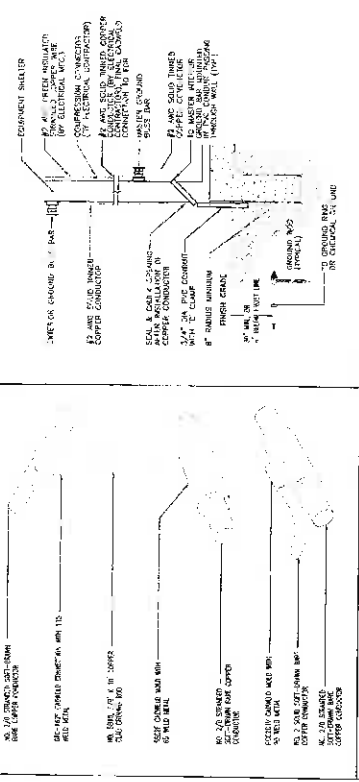
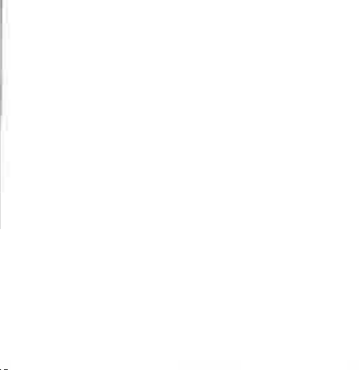
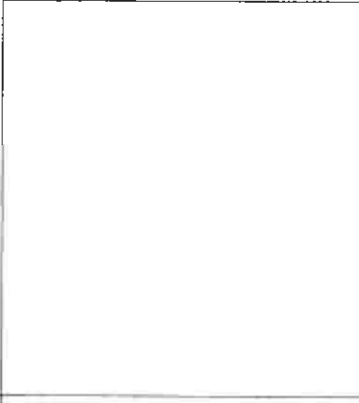
REVISIONS

NO.	DATE	DESCRIPTION
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CA-5316A  
 STAGE LINE  
 IVEY RANCH  
 GOLF COURSE  
 74880 VARNER ROAD  
 THOUSAND PALMS, CA 92278

PROJECT TITLE  
**ELECTRICAL**  
 DETAILS

SHEET NO.  
**E-4**



MISC. CADWELD DETAILS SCALE: N.T.S. 1 INTERIOR TO EXT. GRD. SCALE: N.T.S. 2 NOT USED SCALE: N.T.S. 3 NOT USED SCALE: N.T.S. 4

ICE BRIDGE SCALE: N.T.S. 7 NOT USED SCALE: N.T.S. 8

ICE BRIDGE SCALE: N.T.S. 10 NOT USED SCALE: N.T.S. 11 NOT USED SCALE: N.T.S. 12

# Extension of Time Environmental Determination

Project Case Number: PP21201

Original E.A. Number: EA40546

Extension of Time No.: First

Original Approval Date: January 22, 2007

Project Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road

Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility to included (12) panel antennas and (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 square foot lease area.

On January 22, 2007, this Plot Plan 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Tim Wheeler, Urban Regional Planner III

Date: May 9, 2017  
For Charissa Leach, Assistant TLMA Director

## Wheeler, Timothy

---

**To:** Jake Hamilton  
**Subject:** RE: PP21201 (EOT#1)

**From:** Jake Hamilton [mailto:jake@virtualsitewalk.com]  
**Sent:** Tuesday, April 18, 2017 8:47 PM  
**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** Re: PP21201 (EOT#1)

SBA accepts these conditions.

Jake Hamilton  
**Virtual Site Walk LLC**  
[www.virtualsitewalk.com](http://www.virtualsitewalk.com)  
[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)  
Mobile: (619) 341-9208

---

**From:** "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>  
**Date:** Tuesday, April 18, 2017 at 2:38 PM  
**To:** Jake Hamilton <jake@virtualsitewalk.com>  
**Subject:** RE: PP21201 (EOT#1)

Jake,

Attached are an edited set of the Recommended COA for the Extension of Time for PP21201. The site maintenance COA is a revised version of what was originally approved when the site was entitled. It is to encourage a continued vigil of the tower owner to keep up the maintenance on the cell site as approved. Paint fades – fix it; branches blown down – replace them; antenna socks fall/blow off, replace them...graffiti occurs – fix it; etc...

Please let me know if they accept this recommended COA.

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

[How are we doing?](#) **Click the Link and tell us**

**From:** Jake Hamilton [mailto:jake@virtualsitewalk.com]  
**Sent:** Tuesday, April 18, 2017 2:08 PM  
**To:** Wheeler, Timothy <TWHEELER@RIVCO.ORG>  
**Subject:** Re: PP21201 (EOT#1)

Hello Tim,

I just got some photos taken today to go with the narrative below. I attached the photos. Based on these pictures it looks like we need to:

- 1) Paint the trim on the shelter.
- 2) Add socks on the bare pipe mounts and RRUs next to the antennas.

Please let me know your thoughts when you've had a chance to review. Thanks.

Jake Hamilton  
**Virtual Site Walk LLC**  
[www.virtualsitewalk.com](http://www.virtualsitewalk.com)  
[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)  
Mobile: (619) 341-9208

---

**From:** Jake Hamilton <[jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com)>  
**Date:** Tuesday, April 18, 2017 at 10:58 AM  
**To:** "Wheeler, Timothy" <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>  
**Subject:** Re: PP21201 (EOT#1)

Hello Tim,

Per our conversation, the only issues I see with the Conditions are as follows:

- 1) 10.PLANNING.15(4): The shelter door is brown, but it's metal. I don't think that goes against the conditions, but I wanted to clarify.
- 2) 10.PLANNING.15(1)(2): The tree used the highest density branches available at the time of construction. Technology has changed and stealthing is probably better now than 10 years ago. That's not really anything that needs to be changed, but I just wanted to clarify. It's certainly possible that denser broadleaf trees exist now.
- 3) 10.PLANNING.15(3)(2): It looks to me like the branches extend about 3.5' above the antennas. It's hard to say for sure without measuring, but the scale and shape look appropriate.
- 4) 10.PLANNING.15(4)(2): There are some bare mounts currently that need to be covered in socks. We will have to take care of that immediately. Some of the antennas stick out as far as the branches, but making the branches any longer would mess with the scale and shape of the tree. It looks fine as long as the socks are in place, but there are parts where the antennas stick out farther than the branches. The branches were replaced 4 years ago and they could be darker, but they're still green. We would like to keep them in place for at least another 2 or 3 years. It's super expensive to replace all the branches.

I've got my person going out there to take more comprehensive photos today or tomorrow. I can share those when I get them, but let me know what you think. It's possible we could just change the 5' branches above the antennas requirement and be done. Thanks.

Jake Hamilton  
**Virtual Site Walk LLC**  
[www.virtualsitewalk.com](http://www.virtualsitewalk.com)

[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)

Mobile: (619) 341-9208

---

**From:** "Wheeler, Timothy" <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Date:** Wednesday, March 29, 2017 at 12:26 PM

**To:** Jake Hamilton <[jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com)>

**Subject:** RE: PP21201 (EOT#1)

All good. Just reply to me when you have their clearance.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12<sup>th</sup> floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) **Click the Link and tell us**

**From:** Jake Hamilton [<mailto:jake@virtualsitewalk.com>]

**Sent:** Wednesday, March 29, 2017 10:11 AM

**To:** Wheeler, Timothy <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Subject:** Re: PP21201 (EOT#1)

Hello Tim,

I got this message and I'm routing internally with SBA. Most of these are fine. I need to check on the specific design condition to make sure we're in compliance or can be without replacing the tower. Once I get word on that I'll officially respond within the 30 day window. Thanks.

Jake Hamilton

**Virtual Site Walk LLC**

[www.virtualsitewalk.com](http://www.virtualsitewalk.com)

[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)

Mobile: (619) 341-9208

---

**From:** "Wheeler, Timothy" <[TWHEELER@RIVCO.ORG](mailto:TWHEELER@RIVCO.ORG)>

**Date:** Monday, March 27, 2017 at 5:09 PM

**To:** Jake Hamilton <[jake@virtualsitewalk.com](mailto:jake@virtualsitewalk.com)>

**Subject:** PP21201 (EOT#1)

Attn: Jake Hamilton

Virtual Site Walk LLC

[www.virtualsitewalk.com](http://www.virtualsitewalk.com)

[Jake@virtualsitewalk.com](mailto:Jake@virtualsitewalk.com)

Mobile: (619) 341-9208

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 21201.

The County Planning Department has determined it necessary to recommend the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

10 EVERY #6, 10 Planning #14, 10 Planning #15, 10 Planning #16, 10 Planning #17, 20 Planning #3

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

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

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

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

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

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

[How are we doing? Click the Link and tell us](#)

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PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 6

EOT1 - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the first extension of time for Plot Plan No. 21201. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/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.

PLANNING DEPARTMENT

10.PLANNING. 14

EOT1 - 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. 15

EOT1 - EQUIPMENT & BLDG DESIGN

RECOMMND

The equipment shelter design shall include the following material:

1. White faux-wood Paneling as the main structure
2. Gable or hip roof
3. White faux-wood paneled entrance door shall include a door frame that is brown/wood color.
4. The shelter shall also include brown/wood trimmings to accent the building.

The Mono-Broad Leaf Tree shall be design as a live broad leaf tree, more specifically, it shall include:

1. Highest density tree foliage allowable for a broad leaf tree.
2. Tree branches covering antennas shall extend as far or farther than the proposed antennas so that the antennas are

PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

10. GENERAL CONDITIONS

10.PLANNING. 15 EOT1 - EQUIPMENT & BLDG DESIGN (cont.) RECOMMND

not protruding.

3. Full Foliage Tree Top shall extend 3 to 5 feet above the antennas for better concealment.

4. Antennas shall be colored dark green to match the tree foliage and shall have broad leaf covers (socks) over the antennas for better concealment.

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

10.PLANNING. 16 EOT1 - SITE MAINTENANCE 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 an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

10.PLANNING. 17 EOT1 - MAINTAIN BRANCHES RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 EOT1 - LIFE OF THE 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 or extension of time is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. This extension of time will grant an extended life on this project from February 7th, 2017 thru February 7, 2027. 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

05/10/17  
08:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

EOT1 - LIFE OF THE PERMIT (cont.)

RECOMMND

of all co-locaters shall automatically be extended until  
the last co-locater's permit expires.

In the event Riverside County Land Use Ordinance is amended  
and the life period for a wireless communication facility  
is changed or removed; then this condition will no longer  
be applicable and the subsequent amendment will apply.

**Agenda Item No.**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Ash Syed**  
**Planning Commission Hearing: June 7, 2017**

**TENTATIVE TRACT MAP NO. 31314**  
**FOURTH EXTENSION OF TIME**  
**Applicant: Advanced Civil Group**  
**c/o Steve Austin**

Charissa Leach  
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 52.34 acres into nineteen (19) single family lots with a two (2) acre minimum lot size.

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:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31314**

**BACKGROUND:**

Tentative Tract Map No. 31314 was originally approved at Planning Commission on February 25, 2004. It proceeded to the Board of Supervisors along with the Change of Zones 6806 and both were approved on June 8, 2004.

The First Extension of Time for Tentative Tract Map No. 31314 was approved at Planning Commission on January 9, 2008. Both the Second and Third Extensions of Time were approved at Planning Commission on May 5, 2010.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a



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

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 May 22, 2017) indicating the acceptance of the seven (7) 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.

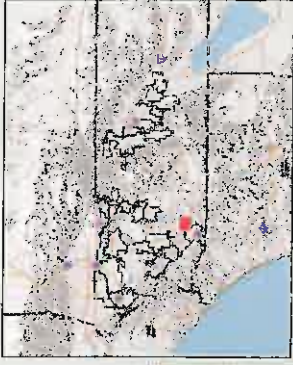
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved 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 June 8, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

**APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31314,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 8, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR31314 Vicinity Map



Legend

**Notes**

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

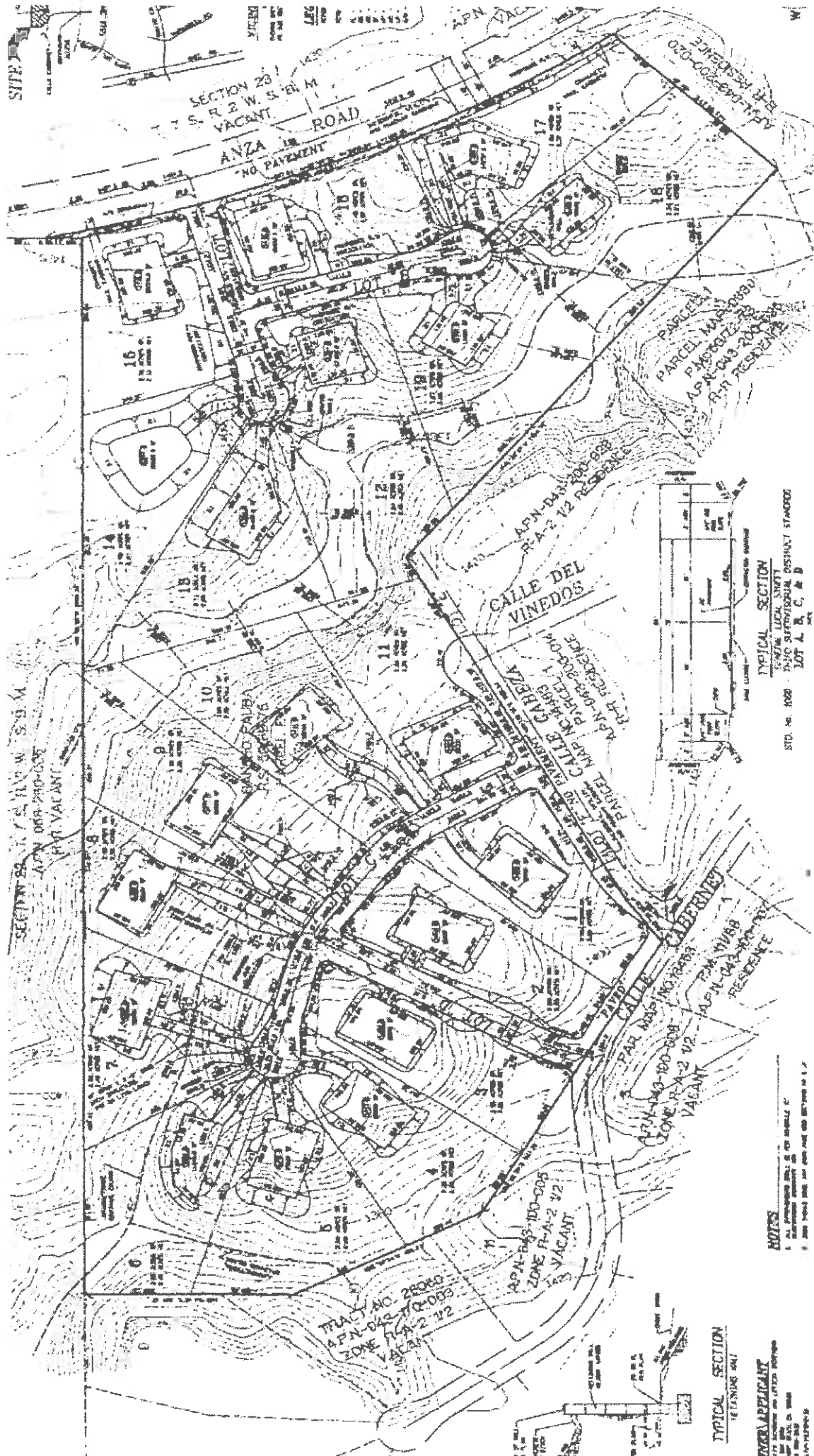
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SECTION 28  
7 S. R. 2 W. S. 18 M  
VACANT

SECTION 29  
7 S. R. 2 W. S. 18 M  
VACANT

TRACT NO. 28080  
APN-042-100-005  
ZONE R-A-2 1/2  
VACANT

ANZA ROAD  
NO PAVEMENT

CALLE DEL VINEDOS

CALLE CABERNES

TYPICAL SECTION  
RETAINING WALL

TYPICAL SECTION  
TERRAIN LEGAL SURVEY  
P.L.C. SURVEYORIAL DISTRICT STAGROS  
LOT A, B, C, & D

NOTES  
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

TYPICAL SECTION  
RETAINING WALL



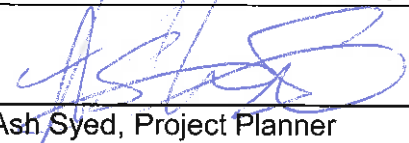
# Extension of Time Environmental Determination

Project Case Number: TR 31314  
 Original E.A. Number: 39054  
 Extension of Time No.: Fourth  
 Original Approval Date: JUNE 8, 2004  
 Project Location: North of Calle De Vinedos, East of Calle Cabernet, West of Anza Road \_\_\_\_\_

Project Description: Subdivision of 52.34 acres into 19 residential lots, with a minimum lot size of two and a half acres

On June 8, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Ash Syed, Project Planner

Date: May 24, 2017  
 For Charissa Leach, Assistant TLMA Director

## Wheeler, Timothy

---

**From:** Steve Austin <steve@advancedcivilgroup.com>  
**Sent:** Monday, May 22, 2017 4:58 PM  
**To:** Syed, Ashiq  
**Cc:** jimpowers@royalllc.com  
**Subject:** Re: Recommended Conditions of Approval for 4th EOT of TR31314

Hi Ash-

Thank you for the email and for taking my call a few minutes ago. Per our discussion, we would like to move forward with officially accepting the additional conditions from your above email and listed below.

50. E Health. 3

50. Trans. 21

60. BS Grade. 14

60. Trans. 1

80. Trans. 1

90. BS Grade. 3

90. Trans. 4

Will you please move forward with scheduling the Extension of Time for Planning Commission approval?

Thank You

### **R. Steven Austin, PE**

#### **Advanced Civil Group**

30251 Golden Lantern, Suite E, PMB 251

Laguna Niguel, CA 92677

Office: (866) 338-5778

Mobile: (949) 391-7772

Fax: (866) 338-5778

email: [steve@advancedcivilgroup.com](mailto:steve@advancedcivilgroup.com)

[www.advancedcivilgroup.com](http://www.advancedcivilgroup.com)

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prohibited. If you have received this communication in error, please notify the sender immediately by telephone or return e-mail, delete the message from your computer system without reviewing its contents.

On Mon, May 22, 2017 at 3:43 PM, Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)> wrote:

Hi,

I am Ash Syed, the planner assigned to process your 4<sup>TH</sup> Extension of Time (EOT). I will be taking over for Arturo. Below is a list of the recommended conditions of approval for this EOT.

Attn: Advanced Civil Group

c/o R. Steven Austin

30251 Golden Lantern, Suite E, PMB 251

Laguna Niguel, CA 92677

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31314.

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

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

50. E Health. 3

50. Trans. 21

60. BS Grade. 14

60. Trans. 1

80. Trans. 1

90. BS Grade. 3

90. Trans. 4

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

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

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

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

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



**Ash Syed – Contract Planner**

*4080 Lemon Street, 12<sup>th</sup> Floor*

*Riverside, CA 92501*

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: [951-955-6035](tel:951-955-6035)

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**County of Riverside California**

TRACT MAP Tract #: TR31314

Parcel: 943-180-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 21

EOT4 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR31314

Parcel: 943-180-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 21                    EOT4 - FINAL ACCESS AND MAINT (cont.)                    RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                    EOT4 - REQ BMP SWPPP WQMP                    RECOMMND

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

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

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

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



TRACT MAP Tract #: TR31314

Parcel: 943-180-003

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT4 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT4 - WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR31314

Parcel: 943-180-003

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT4 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 4

EOT4 - WQMP COMP AND BNS REG

RECOMMND

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

05/22/17  
14:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31314

Parcel: 943-180-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

EOT4 - WQMP COMP AND BNS REG (cont.)


RECOMMND

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

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

Agenda Item No.: 4.1  
Area Plan: Western Coachella Valley  
Zoning District: Pass and Desert  
Supervisorial District: Fourth  
Project Planner: Russell Brady  
Planning Commission: June 7, 2017

Conditional Use Permit No. 3732  
Environmental Assessment No. 42849  
Applicant: Caliente II Solar LLC  
Engineer/Representative: A2 Consulting Inc.,  
Andy Atiyeh



Charissa Leach, P.E.  
Assistant Director of TLMA-  
Community Development

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3732** proposes to construct and operate a 3 megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres ("Project"). The Project proposal includes a three phase construction plan which will consist of approximately 8,436 photovoltaic panels in the northern portion of the site, the second will consist of approximately 8,778 photovoltaic panels in the central portion of the site, and the third will consist of approximately 8,664 panels in the southern portion of the site. There are no building, parking or other facilities being proposed. Connection to the electrical grid will be via an existing SCE utility line that crosses the northern portion of the site. There are no proposed or required off-site infrastructure improvements.

The project site is located north of Dillon Road, south of 16th Avenue, east of Corkhill Road, and west of Bennett Road.

Construction staging for the Project will occur on site along the northwestern boundary of the site where solar panels will not be installed. Primary access to the site will be via Dillon Road and a 25-foot-wide access across the parcel to the south (654-180-017) and secondary access will be provided through the adjacent Caliente Springs Resort.

This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.

The Conditional Use Permit is proposed to have a twenty (20) year permit term calculated from the date of approval. Upon completion of the project's life, the project is required to decommission the project site and restore disturbed areas remaining after construction by reestablishing pre-existing conditions including topography, replanting native plants, and/or reseeding with a native seed mix typical of the immediate surrounding area. After expiration of the twenty year term, the permit shall be null and void and of no effect whatsoever.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Desert (R:RD)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Desert (R:RD) to the north, east, and south, Open Space: Recreation (OS:R) to the west,

- |                                   |  |
|-----------------------------------|--|
|                                   | and Open Space: Conservation Habitat (OS:CH) to the northeast          |
| 3. Existing Zoning (Ex. #3):      | Controlled Development Areas (W-2)                                     |
| 4. Surrounding Zoning (Ex. #3):   | Controlled Development Areas (W-2) to the north, east, south, and west |
| 5. Existing Land Use (Ex. #1):    | Vacant   |
| 6. Surrounding Land Use (Ex. #1): | Residential/resort to the west, vacant to the south, east, and north   |
| 7. Project Data:                  | Total Acreage: 31.70 net   |
| 8. Environmental Concerns:        | See attached environmental assessment                                  |

### **RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42849**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **CONDITIONAL USE PERMIT NO. 3732**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report and Environmental Assessment No. 42849.

**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 Rural: Rural Desert (R:RD) on the Western Coachella Valley Area Plan. The types of uses encouraged in this land use designate include but are not limited to “animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.” The proposed 3 megawatt (MW) fixed tilt utility scale photovoltaic solar power plant is a specifically anticipated use and is therefore consistent with the General Plan Land Use Designation and existing uses within the project vicinity
2. General Plan policy LU 17.2, applicable to all land use designations, encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside. The conditions of approval and mitigation measures ensure that the project is being developed in an environmentally responsible manner.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) to the north, east, and south, Open Space: Recreation (OS:R) to the west, and Open Space: Conservation Habitat (OS:CH) to the northeast.
4. The project site is located within the Hot Springs Policy Area as detailed in the Western Coachella Valley Area Plan. The policy area generally allows for additional development potential such as

resorts than what would typically be allowed by the underlying land use designation to make use of the naturally occurring hot mineral water underground. The policies of the policy area allow for land uses that do not propose to utilize the hot water resources available since it does not specifically prohibit or otherwise preclude such uses.

5. The existing zoning for the subject site is Controlled Development Areas (W-2).
6. A solar power plant on a lot 10 acres or larger is a permitted use, subject to approval of a conditional use permit, in the Controlled Development Areas (W-2) zone, in accordance with Section 15.1.D. (32) of Ordinance No. 348.
7. The proposed use, a solar power plant, is consistent with the development standards set forth in the W-2 zone, which require that no structure exceed 50 feet in height and that lot size be not less than 20,000 square feet (approximately .46 acres). The proposed project is consistent with these standards because the maximum height of the photovoltaic cells will be approximately 8 feet high, and the lot size is 31.70 acres.
8. The project site is surrounded by properties that are zoned Controlled Development Areas (W-2) to the north, east, south, and west.
9. A residential/resort development (Caliente Springs Resort) is located immediately to the west and vacant land surrounds the property to the north, east, and south, and a photovoltaic solar facility to the northwest.
10. This project is not located within a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan, but is within the Coachella Valley MSHCP Fee area.
11. This project is not located within an area with a fire hazard severity designation or within an area designated for either local or state responsibility.
12. This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.
13. In accordance with AB 52, notices were mailed to all requesting tribes on December 31, 2015. One response was received from Soboba who noted deferral to Torres-Martinez Desert Cahuilla Indians. No other response or requests for consultation were received. As a result, consultation was concluded on February 14, 2016.
14. Environmental Assessment No. 42849 identified the following potentially significant impacts:
  - a. Air Quality

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Desert (R:RD) Land Use Designation, the Solar Energy Resources Policy and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
6. As set forth in the attached Environmental Assessment No. 42849 and through the imposition of mitigation measures set forth therein, the proposed project will not have a significant effect on the environment.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city of sphere of influence;
  - b. An Agricultural Preserve;
  - c. A dam inundation area;
  - d. A fault zone;
  - e. A high fire area;
  - f. An airport influence area;
  - g. The Stephens Kangaroo Rat Fee Area; or
  - h. The limits of a County Service Area.
3. The project site is located within:
  - a. The Palm Springs Unified School District;
  - b. The Hot Springs Policy Area;
  - c. The CVMSHCP Fee Area
  - d. An area designated as moderate liquefaction potential; and
  - e. A 100-year floodplain.
4. The subject site is currently designated as Assessor's Parcel Number 654-180-020020

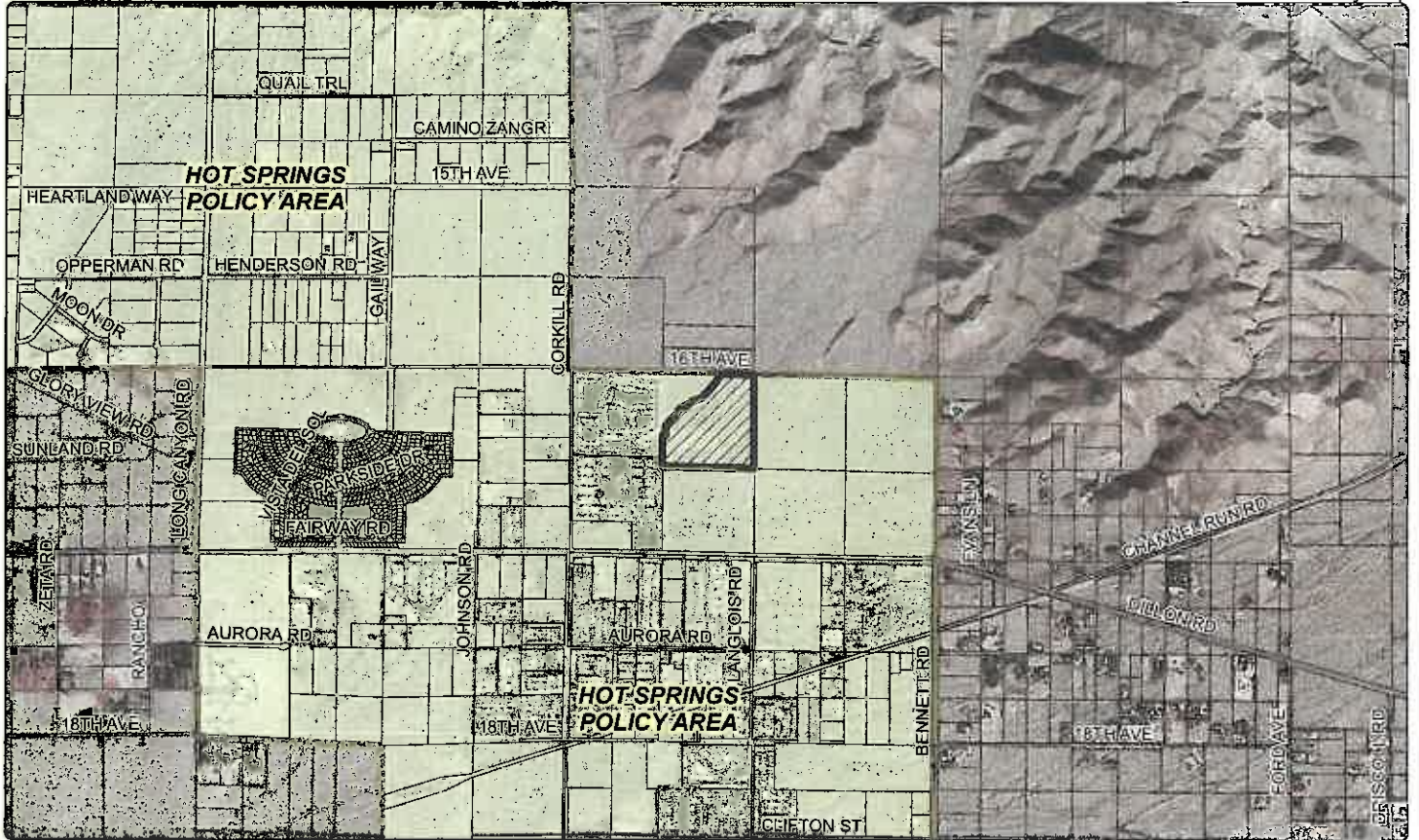


RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CUP03732**

**VICINITY/POLICY AREAS**

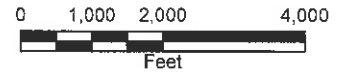
Supervisor: Benoit  
 District 4

Date Drawn: 05/09/2017  
 Vicinity Map



Zoning District: Pass & Desert

Author: S Spadafora



DISCLAIMER: On October 1, 2003, 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 provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2200 (Riverside County) or in Palmdale at (760) 861-6177 (Palmdale County) or Website: [www.riversidecounty.net](http://www.riversidecounty.net)

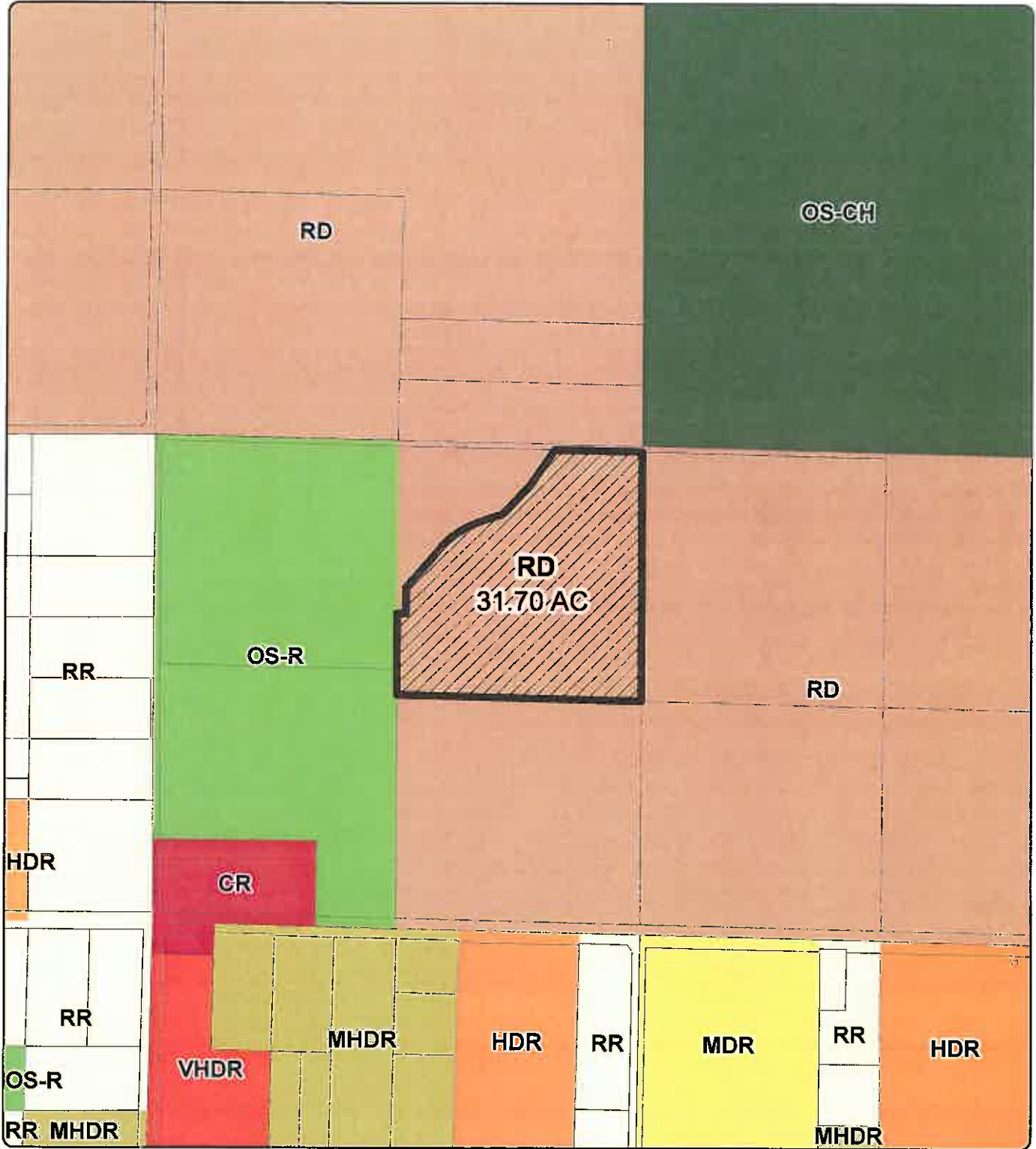
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03732

EXISTING GENERAL PLAN

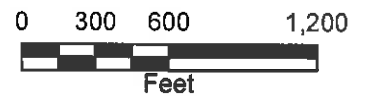
Supervisor: Benoit  
District 4

Date Drawn: 05/09/2017  
Exhibit 5



Zoning District: Pass & Desert

Author: S Spadafora



**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.ctbna.org>

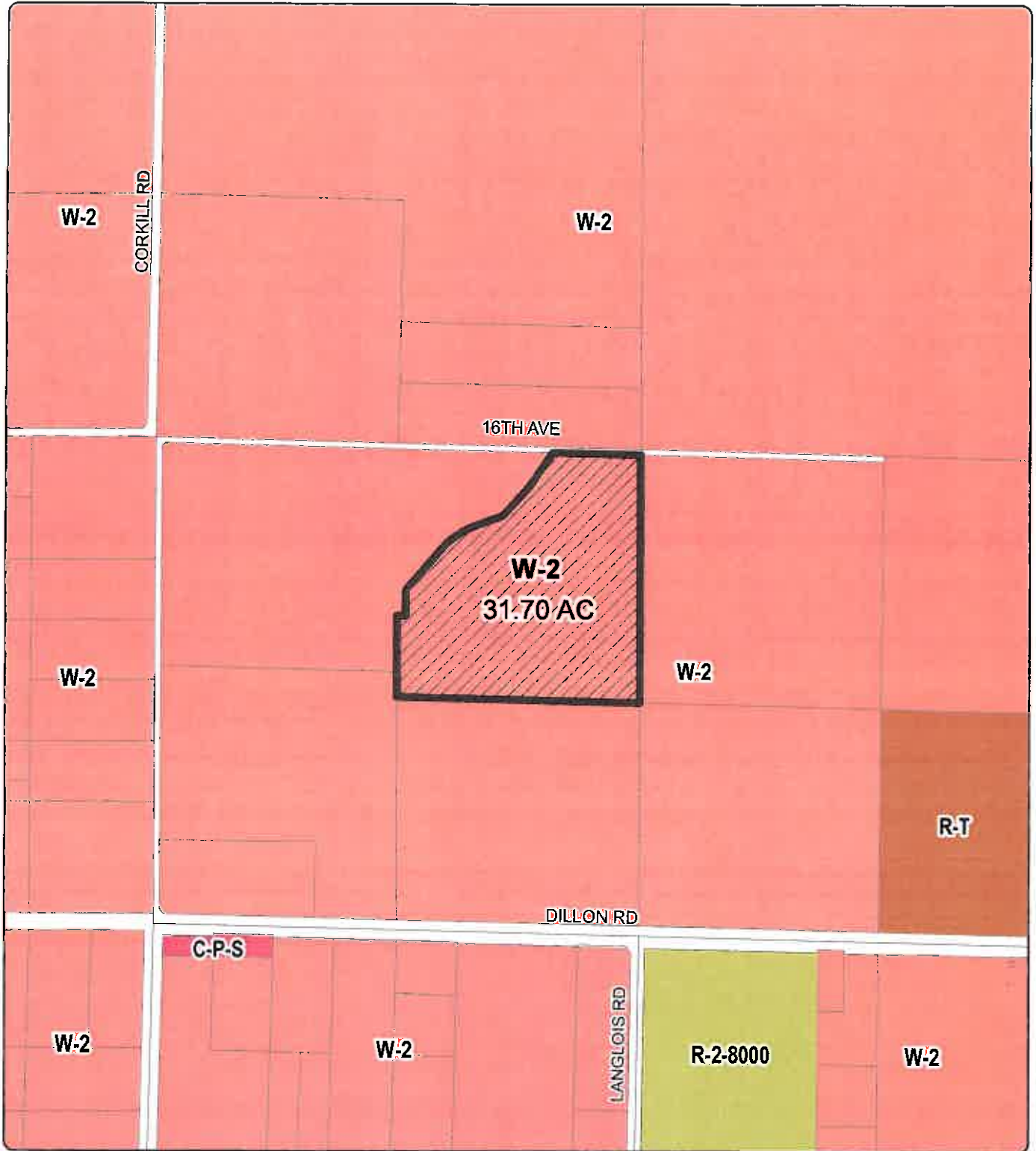
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03732

EXISTING ZONING

Supervisor: Benoit  
District 4

Date Drawn: 05/09/2017  
Exhibit 2



Zoning District: Pass & Desert

Author: S Spadafora



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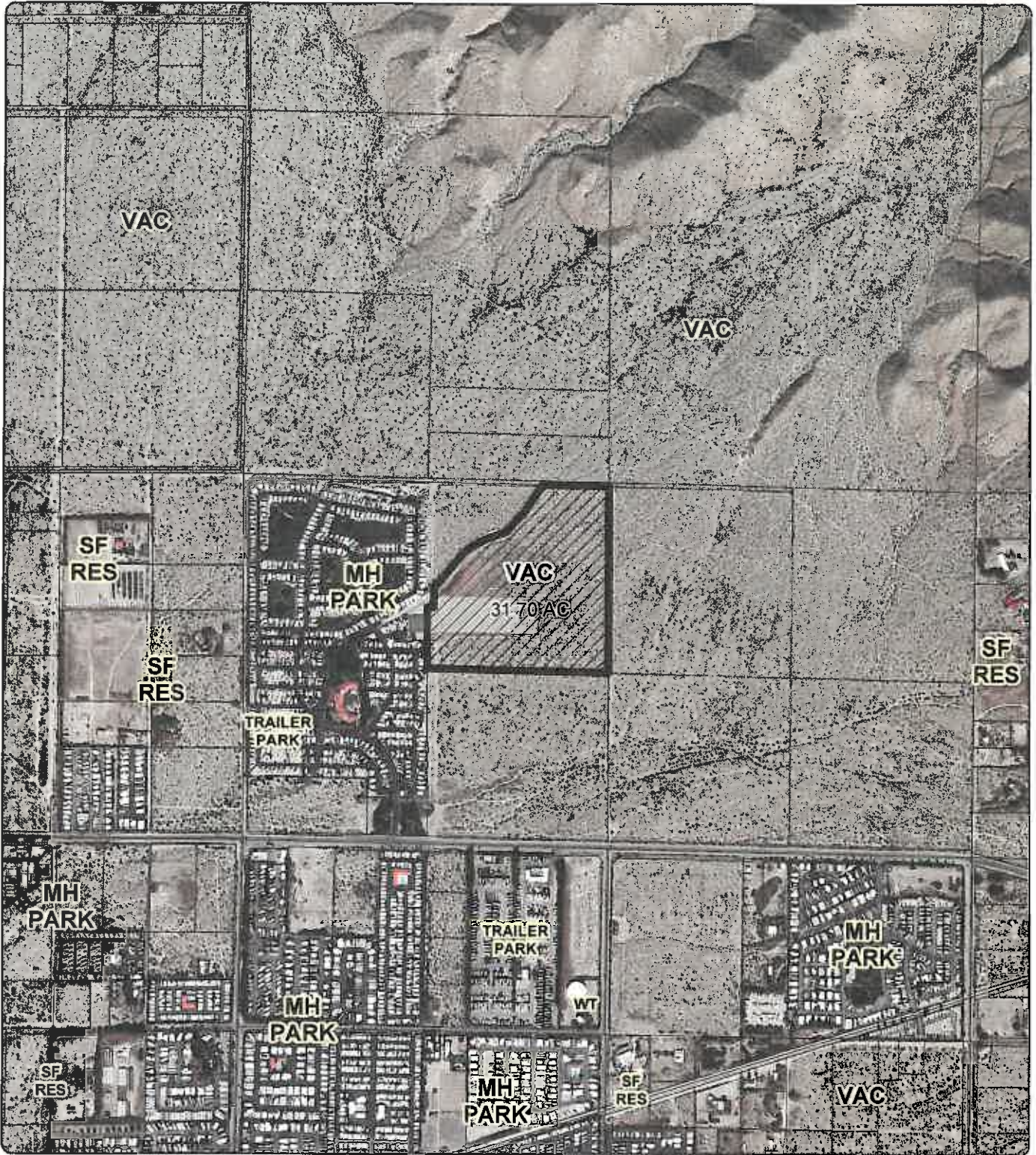
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03757

LAND USE

Supervisor: Benoit  
District 4

Date Drawn: 5/09/17  
Exhibit 1



Zoning District: Pass & Desert

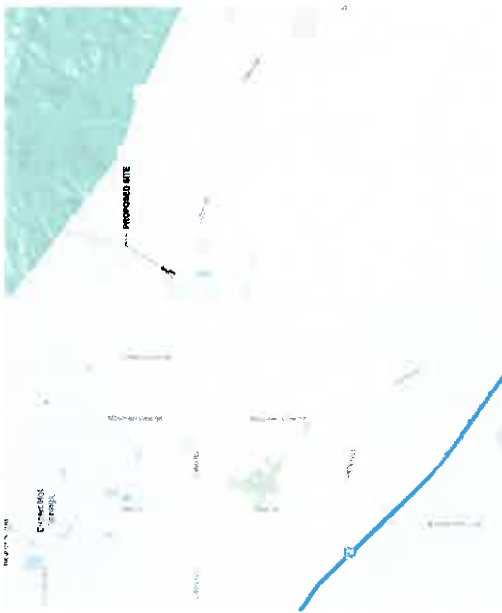
Author: S Spadafora



**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>



FEMA Zone A Flood Plain  
Panel 06065C 0920G



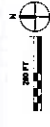
**Contact Information**

**Applicant:**  
Shorebreak Energy Developers, LLC  
1 Peters Canyon Rd, Suite 110  
Irvine, CA 92606  
949-502-0800

**Land Owner:**  
Timothy Manthei  
70200 Dillon Rd.  
Desert Hot Springs, CA 92241  
760-329-8400

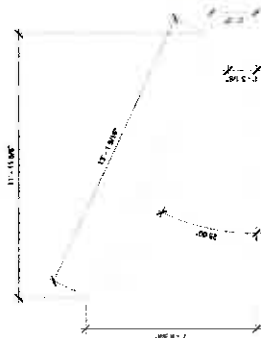
**Exhibit Preparer:**  
A2Consulting, LLC  
30 Galeana, Suite 100  
Foothill Ranch, CA 92610  
949-309-7877

**Project Scope:**  
The installation of a new ground mount solar PV system to net export electricity to the SCE utility grid.



Site Layout  
1" = 60' 0"

Array Spacing  
30' = 1" 0"



**SHOREBREAK ENERGY DEVELOPERS, LLC**  
11000 Irvine Blvd, Suite 110  
Irvine, CA 92618  
949-502-0800

**Shorebreak Energy Developers, LLC**  
11000 Irvine Blvd, Suite 110  
Irvine, CA 92618  
949-502-0800

**Professional Engineer**  
No. 11000 Irvine Blvd, Suite 110  
Irvine, CA 92618  
949-502-0800

**Professional Engineer**  
No. 11000 Irvine Blvd, Suite 110  
Irvine, CA 92618  
949-502-0800

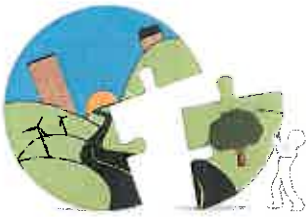
**CLIENT APPROVAL**  
Client Initials: \_\_\_\_\_

**Calliente Springs Solar Site**  
APN# 654-180-016  
Dillon Rd, Desert Hot Springs, CA 92241

No.	Description	Date

**SHOREBREAK**  
**SITE PLAN DRAWING**  
**001**  
10/13/2015 3:18:27 PM  
Printed on A364 Paper





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3732

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/Initial Study and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Russell Brady Title: Project Planner Date: 05-09-17

Applicant/Project Sponsor: Caliente II Solar LLC Date Submitted: 10-28-2015

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Russell Brady at 951-955-3025.

Revised: 05/09/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42849 ZCFG06223

**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number: EA42849**  
**Project Case Type (s) and Number(s): CUP03732**  
**Lead Agency Name:** County of Riverside  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Russell Brady  
**Telephone Number:** 951-955-1811  
**Applicant's Name:** Caliente II Solar LLC  
**Applicant's Address:** 30 Galeana STE 100 Foothill Ranch, CA 92610

**I. PROJECT INFORMATION**

**Project Description:**

**Conditional Use Permit No. 3732** proposes to construct and operate a 3 megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres ("Project"). The Project proposal includes a three phase construction plan which will consist of approximately 8,436 photovoltaic panels in the northern portion of the site, the second will consist of approximately 8,778 photovoltaic panels in the central portion of the site, and the third will consist of approximately 8,664 panels in the southern portion of the site. There are no building, parking or other facilities being proposed. Connection to the electrical grid will be via an existing SCE utility line that crosses the northern portion of the site. There are no proposed or required off site infrastructure improvements.

The project site is located north of Dillon Road, south of 16th Avenue, east of Corkhill Road, and west of Bennett Road.

Construction staging for the Project will occur on site along the northwestern boundary of the site where solar panels will not be installed. Primary access to the site will be via Dillon Road and a 25-foot-wide access across the parcel to the south (654-180-017) and secondary access will be provided through the adjacent Caliente Springs Resort.

This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.

The Conditional Use Permit is proposed to have a twenty (20) year permit term calculated from the date of approval. Upon completion of the project's life, the project is required to decommission the project site and restore disturbed areas remaining after construction by reestablishing pre-existing conditions including topography, replanting native plants, and/or reseeding with a native seed mix typical of the immediate surrounding area. After expiration of the twenty year term, the permit shall be null and void and of no effect whatsoever.

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

**B. Project Location:** The proposed 2 to 4 megawatt (MW) solar power plant will be located north of Dillon Road, south of 16th Avenue, east of Corkhill Road, and west of Bennett Road.

**C. Total Project Area:**

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

Industrial Acres: 31.7

Lots: 1

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: 2+

Other:

**D. Assessor's Parcel No(s):** 654-180-020

**Street References:**

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South Range 5 East, Section 11.

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The site consists of a total area of approximately 31.7 acres gross of partially disturbed natural habitat and is located north of Dillon Road, south of 16th Avenue, east of Corkhill Road, and west of Bennett Road. The Project is located east of the residential community, Caliente Springs R/V Resort which is located at 70200 Dillon Road and 1.5 miles east of the incorporated city of Desert Hot Springs. The majority of the Project site is covered with scattered low growth vegetation and boulders with approximately 4.7 acres of the project area that was once used as a golf driving range. The northern portion area of the project is bisected by an existing utility electrical distribution utility line that crosses through the northern portion of the site.

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

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

- 1. Land Use:** The project site is located within the foundation designation of Rural (R) and a land use designation of Rural Desert (RD). The General Plan designation of R:RD allows renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources. The minimal vehicular activity will ensure the area retains its rural character. The General Plan Land Use Policy, Section LU-17.2 states that solar energy uses should be permitted and encouraged, in an environmentally and fiscally responsible manner. Therefore, the Project is consistent with the General Plan Land Use Element and will not conflict with policies contained in the Land Use Element.
- 2. Circulation:** The project's primary access will be from Dillon Road, General Plan designation: Arterial (128' right of way). An access road, 25 feet wide will provide access through the parcel to the south (654-180-017) and secondary access will be provided through the adjacent Caliente Springs Resort. The project will be required to meet County road access design standards. The project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project area is not within a designated open space area and no natural open space land was required to be preserved within the boundaries of the Project area. However, the Project is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not located within a CVMSHCP designated Conservation Area. A biological assessment prepared by A2 Consulting, LLC, reported that no sensitive species were observed on-site. The proposed Project meets all other applicable multipurpose Open Space Element policies.
- 4. Safety:** The Project is not in a fault zone, but the project is located ½ mile from the Long Canyon Fault where the liquefaction potential is moderate and subsidence is susceptible. The Project site is also located within a 100-year designated floodplain. The Project does

not propose any use or structures that are designed or that will permit for future occupancy that could be subject to risk from ground shaking, liquefaction, or flooding. The Project does not conflict with any applicable Safety Element policies.

5. **Noise:** Construction and operation of the Project will not generate noise levels in excess of standards established in the General Plan and/or Riverside County Ordinance No. 847 which regulates noise. The noise the project creates when rotating is considered to be within the levels established by the County's ordinance. The Project meets all other applicable Noise Element policies.
6. **Housing:** The proposed Project does not include any new housing and does not impact any Housing Element policies.
7. **Air Quality:** The proposed Project will be conditioned to control any fugitive dust during grading and construction activities and shall adhere to the South Coast Air Quality Management District standards. The Project as proposed throughout its lifetime will also address dust control as a best management practice, as dust is harmful to the production. The Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets the applicable policies HC14.1 and HC14.2 as the project will not produce pollution and can be located near homes.

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

**C. Foundation Component(s):** Rural (R)

**D. Land Use Designation(s):** Rural Desert (RD)

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

**F. Policy Area(s), if any:** Hot Springs Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural: Rural Desert (R:RD) to the north, east, and south, Open Space: Recreation (OS:R) to the west, and Open Space: Conservation Habitat (OS:CH) to the northeast

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

5. **Policy Area(s), if any:** Hot Springs Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Controlled Development Areas (W-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development Areas (W-2) to the north, east, south, and west

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input checked="" type="checkbox"/> Air Quality         | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input 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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> 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

5/15/17

Date

Russell Brady, Contract Planer

Printed Name

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

**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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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(s): Riverside County General Plan Figure C-8 "Scenic Highways" and Visual Resources Report

Findings of Fact:

a-b) Dillon Road is not designated a scenic highway, however it has been identified as a "County eligible" scenic arterial. According to the Visual Resources Report, Dillon Road has the most visual receptors that may see the Project but that the exposure will be temporal at the posted 55 mph speed limit. The report further states that the project's view shed from Dillon Road extends 0.9 miles in the westbound direction. The report also stated that a person traveling westbound would have unobstructed views of hundreds of wind turbine generators (WTGs) and other electrical transmission infrastructures and that the spinning blades of the WTGs would attract a receptor's attention compared to the proposed project's solar panels. Traveling eastbound, the report states that motorists are less affected because in the foreground the arrays are obstructed by the built environment of Caliente Springs. A driver traveling further east would need to look over their shoulder to see the Project.

Once constructed, the solar panel arrays mounted on steel structures will be almost 8 foot in height and a 6-foot-high security chain link fence will surround the perimeter. According to the Visual Resources Report, the perimeter security chain-link fence will become less pervasive with distance. The Project will use an underground electrical collection system eliminating the need for overhead lines. One power pole will be installed for the point of connection within the existing transmission line along the northern



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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portion of the project site. The report states that if the PV solar project is viewed from a higher elevation the extent of the array becomes more apparent and the color contrast is more profound.

The residential community of Caliente Springs R/V Resort is currently located adjacent to existing solar panels and a portion of the community will be located immediately to the west of the project. According to the Visual Impact report, "a dense hedge of oleanders serves to further obstructs views from these residences."

Upon completion of the project's life, the project is required to decommission the project site and restore disturbed areas remaining after construction by reestablishing pre-existing conditions including topography, replanting native plants, and/or reseeding with a native seed mix typical of the immediate surrounding area. While this is not necessary to reduce impacts to a level that is less than significant, it does limit the length of time that such impacts would occur.

No scenic resources exist on the site such as trees, rock outcroppings, or other unique features that would be removed as a result of the project. The project site is not part of any scenic vista that the development of the project would substantially alter. Therefore, less than significant impacts would occur to scenic highways and scenic resources.

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
<b>2. Mt. Palomar Observatory</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The Project is not located within the Mount Palomar Observatory zones; therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description, Visual Resources Report

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The temporary construction activity for the project will occur during the daytime hours; therefore no other lighting is anticipated.

The Visual Impact Report states that solar cells are designed to capture direct solar incidence, the surface of these panels is covered with a specular surface that reflects light and produces a glare called "diffuse reflection". Diffuse reflections are much less bright than a reflection from a true specular surface and that diffuse reflections also recede more quickly with distance. The project also conforms to best management practices that recognize that ground-disturbing activities should replicate the form, line, color, and texture of what currently exists in the landscape.

The Project will not be grading the site and will maintain vegetation as much as possible and the Project is also designed to minimize interference with natural/man made drainage. Using the same panels, racks, and invertors (as adjacent solar facility) the Project would be nearly indistinguishable from the existing array.

New light sources will consist of low level lighting for security purposes that would be compatible with existing light levels on the adjacent property. The project is also conditioned for any outdoor lighting to be hooded and directed downwards to not shine on adjacent properties. Therefore, based on the analysis of the proposed equipment not representing a substantial source of glare and limited new light sources, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 is located on farmland designated as “Farmland Type: X” or “Other Land” and is currently vacant with natural habitat. The Project development will not convert valued farmland to a non-agricultural use.
- b) The Project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore no impact will occur from the Project.
- c) There are no agriculturally zoned properties within 300 feet of the Project; therefore, no impact will occur.
- 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; therefore, no impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**5. Forest**

- a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?
- b) Result in the loss of forest land or conversion of forest land to non-forest use?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

**Source:** Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

**Findings of Fact:**

- a) The Project site and surrounding properties do not contain any forest land or timberland resources. Therefore, there will be no zoning conflicts; no impacts will occur.
- b) Implementation of the proposed Project will not result in the loss of forest land to non-forest use as there is no forest land on or in the vicinity of the Project site. Therefore, there will be no impact.
- c) Implementation of the proposed Project will not result in the conversion of forest land to non-forest use as there is no forest land on or in the vicinity of the Project site. Therefore, there will be no impact.

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

Monitoring: No mitigation measures are required.

**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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Project Description

Findings of Fact:

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

The proposed Project is a solar facility that is consistent with existing zoning and land use designation. Further, daily construction and daily operation of the Project will be below the SCAQMD localized threshold of significance as noted below in the analysis for b-c). Therefore the Project will not conflict with or obstruct implementation of the AQMP; no impacts will occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air quality impacts can be short-term (generally construction-related) or long-term (generally operational). The project proposes a relatively limited solar facility that is not anticipated to accommodate a substantial amount of grading or construction equipment that could generate substantial dust on-site during construction or emissions from equipment that could exceed daily construction emission thresholds. The project's operation would not directly generate emissions aside from occasional maintenance equipment and vehicle trip emissions to and from the site which would not be anticipated to exceed daily operational emission thresholds. Additionally, the Project will be subject to South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust. Therefore, since the project is not anticipated to exceed any daily emission thresholds for construction or operation, the project would not violate any air quality standard or result in a cumulatively considerable net increase in a pollutant for which the region is in non-attainment and a less than significant impact would occur.

d) The Project will not expose sensitive receptors which are located within one mile of the project site to substantial point source emissions. 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. 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.

Periodic vegetation clearing and panel cleaning, and maintenance will occur as needed. Most of the time, the impacts of air quality will be minimal during the routine daily operation. In addition, the project is conditioned for dust control prior to construction and during the life of the project. During inspections, the site will be monitored for dust control and the Project itself will implement best management practices for dust control. According to the Project's description document submitted by the applicant, dust control is critical to the successful operation of a solar energy generation facility because dust diminishes the power output, increases cleaning requirements, and reduces the reliability of electrical equipment. The applicant proposes measures to control dust by implementing the measures included in the mitigation shown below. The proposed practices are hereby incorporated as mitigation measures, therefore impacts are anticipated to be less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The Project is proposed as an unmanned facility and will not result in the construction of any sensitive receptor; therefore, no impact will occur.

f) Implementation of the proposed project will not emit objectionable odors in the project vicinity that would affect a substantial number of people since no equipment or chemicals are proposed to be used that are known to be sources of odors that could be considered objectionable; therefore, no impact will occur.

**Mitigation:** The following guidelines shall be adhered to for dust control: (1) Keep vegetation intact by mowing it down, (2) In areas where vegetation has been removed, creating a crust on the soil using water and possibly a dust palliative used by farmers for dust suppression, (3) avoiding disturbance of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the established crust by either vehicles or foot traffic, (4) limiting the speed of maintenance vehicles. The specifics of effective dust control parameters (e.g., type and quantity of dust palliative, if used, appropriate maximum vehicle speed, etc.) will be determined prior to installing PV panels. (COA 10.PLANNING.45)

**Monitoring:** Mitigation Monitoring will occur through the conditions of approval and Building and Safety plan check process.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County GIS database, Coachella Valley Multiple Species Conservation Plan (CVMSHCP), Caliente II Solar Project Biological Resources Assessment, dated October 19, 2015, Visual Resources Report, Jurisdictional Delineation Report, dated November 11, 2016.



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

a-d) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area. The purpose of the CVMSHCP is to conserve habitat for selected species throughout western Riverside County. The project site is not located within a designated conservation area under the CVMSHCP, however due to the potential loss of approximately 25.6 acres of undeveloped Sonoran creosote bush scrub habitat and 6.1 acres of developed/disturbed land, a biological survey was required. The Caliente II Solar Project - Biological Assessment prepared ("Assessment") discussed habitat impacts, the project glare to species, jurisdictional delineation, CVMSHCP Consistency.

The Assessment identified seven species that had no habitat on-site and six species that are likely to occur on the project and are covered and conserved by the CVMSHCP. The six species that are likely to occur are the Coachella Valley milk-vetch, the Little San Bernardino Mountains linanthus, the Desert tortoise, the Flat-tailed horned lizard, the Palm Springs pocket mouse, and the Palm Springs round tailed ground squirrel.

The Assessment addressed the desert tortoise protocol and then four species not covered by the CVMSHCP. Out of the four species, two were recommended for no further surveys or mitigation. These two species are the Desert Spike-Moss and the Prairie Falcon. The remaining two species that were recommended for further surveys along with certain measures are the Burrowing Owl and the Le Conte's Thrasher.

For burrowing owl, natural burrows suitable for the owl were observed on or immediately adjacent to the site, but manmade structures suitable for BUOW occupation (i.e., drainpipes, piles of broken concrete, etc.) were present. Surveys and if necessary relocation under Le Conte's Thrasher - Nesting habitat, the teddy-bear cholla (*Cylindropuntia bigelovii*) was found present on-site. Avoidance of impacts to nesting migratory birds is a requirement of the federal permit issued for the CVMSHCP. Based on the compliance with standard requirements to avoid or minimize potential impacts to sensitive species, such as surveys prior to grading which the project is conditioned for, impacts would be less than significant.

According to the Visual Resources report, which is also referenced in the Biological Assessment, solar cells are designed to capture direct solar incidence; however, they are also covered with glass that is a specular surface. Specular surfaces reflects light, which can cause glare. Given the proposed project's orientation and the panels' tilt angle, receptors south of the project may experience a glare produced by solar panels but with a less bright reflection which is termed "diffuse reflection." The diffuse nature of the reflection will be less bright than a truly specular surface and will recede quickly with distance, thus reducing the chance of attracting distant birds to an acceptable level to attract a large number of birds.

The Assessment determined that no wildlife corridors or biological linkages are mapped or known on or adjacent to the project, the nearest conservation area is approximately 1.5 miles away to the northwest (Long Canyon) and northeast (Joshua Tree National Park) and they will not suffer edge effects from this project. The Assessment concluded that the Project will not have an effect on the functions or assembly of the CVMSHCP conservation area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the findings in the assessment and the required participation in the CVMSHCP via fees, impacts from the project would be less than significant.

e-f) The Biological Assessment identifies flood control dikes upstream that exclude active channels from the parcel except for the western boundary. Also, the project avoids any impacts to the active channels through design and avoidance.. A Jurisdictional Delineation report was prepared for the project that concluded that due to the exclusion from the inactive channels and a design that avoids impact to active channels no impact to potential jurisdictional waters would occur. Therefore, no impacts to riparian habitat or federally protected wetlands would be anticipated from the project.

g) Riverside County aims to conserve the oak tree resources in the County through its Oak Tree Management Guidelines. Oak trees do not exist on the project site that would be subject to conservation requirements of the guidelines. No other such local ordinances or regulations exist to protect biological resources. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials, Riverside County GIS, Geotechnical Investigation, County Archaeological Report (PDA) No. 4949, Project conditions of approval

Findings of Fact:

a-b) County Archaeological Report (PDA) No. 4949 prepared for the project determined that one historic resource, a 650-foot segment of an overhead power line and associated dirt road, are located on the site. However, the report determined that the resource is not eligible for California Register of Historical Resources (CRHR). Additionally, pursuant to CEQA Guidelines Section 15064.5(a), no information exists to determine that the overhead power line and associated dirt road should be considered historically or culturally significant. Pursuant to CEQA Guidelines Section 15064.5(b), this historic resource is not known to be (1) associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (2) associated with the lives of persons important in our past; (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (4) yielded, or may be likely to yield, information important in prehistory or history.

The project proposes to clear vegetation and rock obstructions from the surface of the site, but does not propose any significant ground disturbing activities. In the event a cultural resource is potentially discovered, the Project’s conditions of approval require the project to adhere to a County protocol which states that if during ground disturbance activities, cultural resources are discovered that were not assessed by the archeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed (COA 10.PLANNING.42). A cultural resources site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. This condition would limit the potential impact from the project activity and therefore would be a less than significant impact.

Mitigation: None is required.

Monitoring: None is required.

**9. Archaeological Resources**

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

Source: Riverside County GIS, AB52, Project conditions of approval, County Archaeological Report (PDA) No. 4949

Findings of Fact:

a – b) The archaeological report prepared for the project determined that no known cultural resources have been previously recorded on the Project site and according to the County GIS database, the potential for archaeological resources within the Project boundaries is minimal. There are no archeological sites on the property.

The project proposes to clear vegetation and rock obstructions from the surface of the site, but does not propose any significant ground disturbing activities. In the event a cultural resource is potentially discovered, the Project's conditions of approval require the project to adhere to a County protocol which states that if during ground disturbance activities, cultural resources are discovered that were not assessed by the archeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed (COA 10.PLANNING.42). 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. With the standard conditions to be implemented during ground disturbance if any resources are uncovered, impacts would be less than significant.

c) -

In the event a cultural resource is potentially discovered, the State's Health and Safety code Section 7050.5 state that 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 Section 15064.5e, State Health and Safety Code Section 7050.5, and Public Resource Code (PRC) Section 5097.98. (COA 10.PLANNING.41) These are standard conditions and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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do not qualify as mitigation pursuant to CEQA. With the standard conditions to be implemented during ground disturbance if any resources are uncovered, impacts would be less than significant.

Mitigation: None required.

Monitoring: No monitoring required.

**10. Tribal Cultural Resources**

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

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) i and ii) As noted previously in Section 9.a), The archaeological report prepared for the project determined that no known cultural resources have been previously recorded on the Project site and according to the County GIS database, the potential for tribal cultural resources within the Project boundaries is minimal. There are no known tribal cultural resources on the property.

The project proposes to clear vegetation and rock obstructions from the surface of the site, but does not propose any significant ground disturbing activities. In the event a resource is potentially discovered, the Project's conditions of approval require the project to adhere to a County protocol which states that if during ground disturbance activities, cultural resources are discovered that were not assessed by the archeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed (COA 10.PLANNING.42).

In accordance with AB 52, notices were mailed to all requesting tribes on December 31, 2015. One response was received from Soboba who noted deferral to Torres-Martinez Desert Cahuilla Indians. No other response or requests for consultation were received. As a result, consultation was concluded on February 14, 2016. Based on the described outreach process and results, less than significant impacts associated with restricting existing religious or sacred uses would occur. As noted above in responses 8(a) and 8(b), the Project site is not known to contain Native American cultural resources or be utilized for religious or sacred uses. With the standard conditions to be implemented during ground disturbance if any resources are uncovered, impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**11. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Project Conditions of Approval,

Findings of Fact:

a) The County's GIS system identifies the area as "low potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrate a low potential for containing significant paleontological resources subject to adverse impacts and the Project grading would be minimal and primarily clearing will take place. As such, the Project would not result in potential impacts to paleontological resources. In the event if fossils are found, the project's conditions of approval provides guidelines to address this scenario (COA 10.PLANNING.43). Implementation of the standard procedures if such resources are uncovered will ensure that any potential impacts remain less than significant.

Mitigation: None required.

Monitoring: No monitoring required.

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Sladden Engineering Report, Geologist Comments

Findings of Fact:

a-b) The State Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) was passed in 1972 to mitigate the hazard of surface faulting. Surface rupture is the most easily avoided seismic hazard. The main purpose of the A-P Act is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. Alquist-Priolo Earthquake Fault Zones have been designated by the California Division of Mines and Geology for the San Andreas Fault zones in Riverside County. The nearest potential closest to the Project are some of the secondary strands of the San Andreas Fault in Indio. No structures are proposed for human occupancy. All proposed structures not for human occupancy that can cause harm if damaged by an earthquake, such as utility, communications, and transportation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lifelines have been investigated for the potential for and setback from ground rupture. The proposed project is not located within a delineated Alquist-Priolo Earthquake Fault Zone and is approximately 1,800 feet from a County Fault Hazard Zone. The Project will consist of multiple relatively lightweight steel framed photovoltaic panels supported on cast-in-place drilled pier foundation systems and the project is not designed for human occupancy and will be located approximately 1,100 feet from the nearest major roadway, Dillon Road, and could not create a hazard for nearby residents due to their relatively low height, undergrounded infrastructure and its location and design are not located in a manner that will result into a collapsed structure onto a roadway or human structure. Therefore, no impact would occur related to exposing people or structures to fault hazards or rupture.

Mitigation: None required.

Monitoring: No monitoring measures are required.

**13. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Sladden Engineering Report, Geologist comments

Findings of Fact:

a) Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose, granular soils with relative densities of less than approximately 70 percent are most susceptible to these effects, with liquefaction potential greatest in saturated soils at depths of less than approximately 50 feet. Liquefaction most typically results from seismic ground acceleration (ground shaking), with the related loss of support and/or related effects such as lateral spreading (i.e., when loose, saturated sediments flow toward a free face) and seismic (dynamic) settlement, potentially resulting in significant impacts to surface and subsurface facilities including foundations and underground utilities. The entirety of the Project site is mapped as having moderate potential for liquefaction. Although the project proposes structures that could be subject to potential liquefaction, no habitable structures are proposed that would potentially expose people to such potential hazards within a building or structure. According to the Geotechnical Report, risks associated with liquefaction and liquefaction related hazards should be considered negligible and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**14. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Sladden Engineering Report, Geologist comments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) As shown on Figures S-4 of the Riverside County General Plan Safety Element, the Project site is located in an area with "extremely high" ground shaking risk (greater than 0.4g, where g equals the acceleration due to gravity). The San Jacinto-San Jacinto Valley Fault Zone is located approximately five miles northeast of the Project site. While such ground shaking levels are capable of generating substantial damage to surface and subsurface facilities, they are typical in Southern California. Because the Project does not include the construction of structures or other facilities at the site that can be subjected to motions on the order of >.57g. The peak ground acceleration at the site is judged to have a 475 year return period and a 10% chance of exceedance in 50 years. The site's confined area and its ability to withstand ground shaking at the level stated above, and its isolated and confined area also reduce any related ground shaking hazards. With mandatory compliance of Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**15. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Sladden Engineering Report, Geologist comments

Findings of Fact:

a) According the Geotechnical report, there were no signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site and reported that the Project site is situated on relatively level ground and is not immediately adjacent to any hillsides. The report stated that the risks associated with slope instability should be considered "low." Therefore, no impacts from landslide are expected to occur.

Mitigation: None required.

Monitoring: No monitoring is required.

**16. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Sladden Engineering Report, Geologist comments

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Figure S-7 of the Riverside County General Plan shows the project being within an area that is susceptible to subsidence. According to the Sladden report, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore risks associated with subsidence are considered "Low" and impacts would be less than significant with standard grading and construction measures to compact soil to limit the potential for subsidence

Mitigation: None required.

Monitoring: No monitoring is required.

**17. 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"/>
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Source: Project Application Materials, Sladden Engineering Report, Geologist comments

Findings of Fact:

a) Seiches are wave-like oscillatory movements in enclosed or semi-enclosed bodies of water, and are most typically associated with seismic activity. The Project does not include the construction of facilities that would expose people or structures to associated potential impacts or located near any bodies of water that could be susceptible to seiche. The Project site is not located in areas directly adjacent to steep hills and is not expected to be susceptible to mudflows. The Project site is also not in proximity to known active volcanic structures. The Project would not change the current land use of the site or result in the exposure of people or structures to other geologic hazards. As a result, no impacts associated with the described geologic hazards would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

**18. Slopes**

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The proposed project with its minimal clearing and grading proposed will cause little change to the site's natural topographic profile and would not involve significant alterations to topography. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project would not result in the creation of slopes greater than 2:1 or higher or create cut or fill slopes higher than 10 feet. No impact would occur.

c) The Project would not result in grading in areas with subsurface sewage disposal systems. No impact would occur.

Mitigation: None required.

Monitoring: No monitoring is required.

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

Findings of Fact:

a) The project proposes minimal grading and clearing of the site for the installation of the solar panels which could result in some potential erosion. However, the project is conditioned for erosion-control planting and any drainage facilities deemed necessary to control or prevent erosion. These erosion control measures are standard conditions and do not qualify as mitigation pursuant to CEQA. With this condition added, the impact is reduced to less than significant and no mitigation is necessary.

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

c) The project does not require a sewer system or any other type of disposal system. Portable toilets will serve the project during construction. Maintenance crews will use off-site facilities. The Project is not designed for human occupation. No impact would occur.

Mitigation:

Monitoring: Monitoring shall be provided by the Riverside County Building and Safety Department.

**20. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description

Findings of Fact:

a-b) The proposed Project would implement a number of BMPs (as part of required regulatory compliance) to address potential erosion/sedimentation issues during construction and the Project is not near a stream or bed of a lake. In addition, the Project is intended to retain the topography and just clear vegetation of the area on a regular basis to avoid affecting performance of the photovoltaic panels while attempting to keep the site in a more natural state. No substantial increase in runoff is expected from the proposed project that could result in water erosion on- or off-site. Therefore, impacts would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

<b>21. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: According to the General Plan, wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems and atmospheric dust causes respiratory discomfort. In some cases these particles may carry pathogens that cause eye infections and skin disorders. Wind storms often reduce highway traffic flow and restrict traffic visibility. Dust storms can also cause additional problems to buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil. Although the project area lies in a "high wind" designated area, some preventative strategies include accessing weather information prior to a storm and adjusting the panels so they are not in the direct path of the duststorms will be implemented. While the project would not pave or landscape large areas of the site to substantially reduce the amount of exposed soil to potential wind erosion, the project would be anticipated to maintain vehicle drive aisles to compact the soil for adequate all weather access and the control of dust on the site is in the interest of the project to enhance solar efficiency. Additionally, the site is currently undeveloped with exposed soils and the project would not increase the amount of exposed soil on the site that could increase impacts from wind erosion. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: None required.

**GREENHOUSE GAS EMISSIONS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Greenhouse Gas Emissions</b>				
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:

South Coast Air Quality Management District (SCAQMD), 2008. *Greenhouse Gas (GHG) CEQA Significance Thresholds*. December 5, 2008.

Findings of Fact:

a) Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone, and certain hydro-fluorocarbons. These gases, known as greenhouse gases (GHGs), allow solar radiation (sunlight) into the Earth's atmosphere, but prevent radiative heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the Earth's temperature. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contributing to what is termed "global warming," the trend of warming of the Earth's climate from anthropogenic activities.

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO<sub>2</sub>. For example, since CH<sub>4</sub> and N<sub>2</sub>O are approximately 25 and 298 times more powerful than CO<sub>2</sub>, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 25 and 298, respectively (CO<sub>2</sub> has a GWP of 1). Carbon dioxide equivalent (CO<sub>2</sub>e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO<sub>2</sub>e.

The County of Riverside is currently utilizing the SCAQMD's interim GHG significance threshold of 3,000 metric tons (MT) CO<sub>2</sub>e per year of GHG emissions to determine significant impacts as well as its Climate Action Plan to determine project's impacts related to greenhouse gas emissions and compliance with applicable laws and regulations.

Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road truck trips, and worker commuting trips. Construction GHG emissions were calculated by using CalEEMod. GHG emissions generated from construction activities are finite and occur for a relatively short-term period of time. Unlike the numerous opportunities available to reduce a project's long-term GHG emissions through design features, operational restrictions, use of green-building materials, etc., GHG emissions-reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommend that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies. However, this project is limited to a life of 20 years, so emissions were amortized over this shorter period of time which also conservatively assumes a greater amount of emissions per

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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year. The results are output in MT CO<sub>2</sub>e. The estimated construction GHG emissions for the Project are shown in the below table, *Construction GHG Emissions*. As shown in the table, the 20-year amortized construction emissions would be 11.25 MT CO<sub>2</sub>e/yr.

CONSTRUCTION GHG EMISSIONS	
Construction Year	CO <sub>2</sub> e (MT/YR)
2016	225
<b>Amortized Total</b>	<b>11.25</b>
<b>Screening Threshold</b>	<b>3,000</b>
<b>Significant Impact?</b>	<b>No</b>

Once construction activity is complete, there would be no long-term emissions associated with the Project aside from occasional vehicle trips for maintenance of the facility; the Project would not result in increased vehicle trips or energy demand. Additionally, as a solar facility generating electricity, the project would be a benefit to greenhouse gas emissions as a potential offset to fossil fueled electricity generation facilities that would result in substantially higher amounts of greenhouse gas emissions. The 11.25 MT CO<sub>2</sub>e/yr may be compared with and is substantially less than the interim SCAQMD screening threshold of 3,000 MT CO<sub>2</sub>e/yr. It is accepted as very unlikely that any individual project would have GHG emissions of a magnitude to directly impact global climate change; therefore, any impact would be considered on a cumulative basis. Because the proposed Project's GHG emissions would be less than 3,000 MT CO<sub>2</sub>e/yr, the emissions would not be cumulatively considerable. The impact would be less than significant; no mitigation is required.

b) As discussed in response 21(a), above, the proposed Project would result in negligible amounts of GHG emissions during the construction period and no new long-term GHG emissions would result from the proposed Project. The proposed Project would not result in emissions that would adversely affect state-wide attainment of GHG emission reduction goals as described in AB 32. Project emissions would therefore have a less than cumulatively considerable contribution to global climate change impacts. Impacts would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This residential project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I Environmental Site Assessment (ESA) will be prepared for the project site (COA 60.E HEALTH.1). The ESA will determine through site surveys and document review whether any Recognized Environmental Conditions (RECs) exist on the project site that represent a hazardous condition that may be exposed during construction activities or operation of the project. Beyond existing conditions, during the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, impacts are considered less than significant.

c) There are no existing public roadways across the Project site, and the Project would not affect access along Dillon, south of the site's southern boundary. The Project would not result in changes in land use or other changes that would affect emergency response or emergency evacuation. No impact would occur.

d) There is no school near the project site, therefore there are no potential impacts to schools.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. The project will have no impact.

Mitigation: None required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Airports</b>				
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) The Project site is not located within an Airport Influence Area (AIA). The Project would not result in a change of land uses or construction of structures, it would not conflict with the Airport Master Plan. No impact would occur.
- b) As noted above, the Project site is not within an AIA. Activities within this zone are subject to staff review only, and are not reviewed by the Airport Land Use Commission. No impact would occur.
- c) The Project site is not located within two miles of a public airport or public use airport. As the Project would not result in a change of land uses or construction of structures, it would not result in a safety hazard for people residing or working in the Project area.
- d) The Project site is not located within the vicinity of a private airstrip. No impacts would occur

Mitigation: None required.

Monitoring: No monitoring is required.

<b>25. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

Findings of Fact:

- a) The Project site is located in an area that does not have a designation for fire hazard severity. Furthermore, the Project consists of structures that are primarily metal that would limit the potential for the project to foster the spread of wildfire. Therefore, impacts associated with wildfire hazards would be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) According to the Flood Control review of this project, runoff flows broadly over the site with some concentrated flows and drainage area along the northwestern portion of the project site. The project proposes minimal grading to provide for construction of the proposed solar panels and would not include construction of impervious areas. The project would not alter the existing drainage pattern, in particular to the degree that would result in substantial erosion or siltation on- or off-site. Therefore, impacts would be less than significant.

b) As previously discussed in Section 1.A and responses 17(a) and 24(a), the Project would be subject to applicable requirements under the NPDES Construction General Permit. In addition to the described

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures to address erosion and sedimentation, standard BMPs related to other potential contaminate sources such as construction-related hazardous materials (e.g., vehicle fuels/lubricants), trash and debris, and portable toilets also would be required. These measures would include standard efforts such as proper storage/containment of vehicle fuels/lubricants, construction debris and portable toilets; on-site storage of clean up (e.g., absorbent) materials; and appropriate training for employees on the use, storage, handling and disposal of construction-related contaminants, as well as spill response efforts. Based on required conformance to described requirements under the NPDES and related County standards, potential short-term (construction) impacts related to water quality standards would be less than significant.

c) The proposed Project would not involve activities that would potentially reduce local recharge capacity (i.e., construction of impervious surfaces). As a photovoltaic solar facility, the project would not be required to be served with domestic water. Routine maintenance, including washing of the panels, would involve the importing of water via trucks that could utilize groundwater as a source. However, the amount of water necessary for such maintenance is minimal and does not have the potential to substantially deplete groundwater supplies. Therefore, potential impacts associated with groundwater would be less than significant.

d) As discussed above in responses 25(a) and 25(b), project implementation would not generate additional impervious surfaces, and would not result in significant short- or long-term water quality effects. Therefore, the Project would not generate runoff that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, and associated potential impacts would be less than significant.

e) The proposed Project does not involve the construction or relocation of housing. Accordingly, Project implementation would not result in any impacts related to the location of housing within a 100-year flood hazard zone.

f) The project is located partially within a 100-year floodplain. No habitable buildings or other structures are proposed that would be subject to risk from the floodplain. The project has been designed and conditioned for panels to have a minimum clearance of 24 inches between the panel and the ground to allow flows from the floodplain to continue unimpeded by the project. With this standard measure applied to the project, impacts to flows within the floodplain would be less than significant.

g) Mandatory compliance with the BMP's would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above in 25(b). Thus, no impact would occur.

h) The proposed Project does not include and would not require new or retrofitted storm water Treatment Control BMPs. As a result, no associated impacts would result from Project implementation.

Mitigation: None 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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**27. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) As described above under responses 25(a) and 25(d), the project proposes minimal grading and would not include impervious areas that would increase runoff. Overall drainage patterns would be maintained. As a result, associated potential impacts related to on- or off-site flooding would be less than significant.
- b) As noted above in responses 25(a) and 25(d), project implementation would not generate additional impervious surfaces, and would not alter existing absorption rates or the rate/amount of surface runoff. As a result, no associated potential impacts would result from project implementation.
- c) The Project site is not located within a mapped dam hazard (inundation) zone associated with one or more upstream and/or nearby reservoirs. Therefore, no impacts will occur.
- d) Based on the information regarding Project-related water use and runoff described above in responses 25(a) and 25(d), project implementation would not result in significant impacts related to changes in the amount of surface water in a water body. Therefore, no impacts will occur.

Mitigation: None required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project

<b>28. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<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) The project is located in an unincorporated area of Riverside County, east of the City of Desert Hot Springs. The Project site consists of vacant, undeveloped land and agricultural land. It is designated as Rural: Rural Desert (R:RD) in the Western Coachella Valley Area Plan. Table LU-4 of the Riverside County General Plan specifically notes "renewable energy uses including solar" as anticipated uses within the Rural: Rural Desert (R:RD) land use designation. The project site is located within the Hot Springs Policy Area as detailed in the Western Coachella Valley Area Plan. The policy area generally allows for additional development potential such as resorts than what would typically be allowed by the underlying land use designation to make use of the naturally occurring hot mineral water underground. The policies of the policy area do not specifically prohibit or otherwise preclude other uses that do not propose to utilize the hot water resources available. Based on this analysis, the project would not result in a substantial alteration of the present or planned land use of an area and impacts would be less than significant.

b) The closest incorporated city to the Project site is the City of Desert Hot Springs, located approximately 1.7 miles to the northwest. The sphere of influence does extend to the east towards the project site, but does not extend to include the project site or any adjacent or nearby property. As it is not within or adjacent to the City or its sphere of influence, the project would not affect a land use within City boundaries or spheres of influence. No impact would occur.

Mitigation: None required.

Monitoring: No monitoring is required.

<b>29. Planning</b>				
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 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

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

a-c) The project site is zoned Controlled Development Areas (W-2). The proposed use, a solar facility, is consistent with the development standards set forth in the Controlled Development Areas (W-2) zone, including the maximum height requirements of 50 feet and the minimum lot size of 20,000 square feet because the photovoltaic cells are anticipated to be approximately 8 feet high, and the lot is 31.70 acres. Surrounding zoning classifications are Controlled Development Areas to the north, east, south, and west. A residential/resort development (Caliente Springs Resort) is located immediately to the west and vacant land surrounds the property to the north, east, and south, and a photovoltaic solar facility to the northwest. Since the proposed Project would be similar to the existing solar facility to the northwest and would not be incompatible to the existing residential/resort development to the west, the proposed project would be compatible with the surrounding land uses and less than significant impacts would occur.

d) Rural: Rural Desert (R:RD) in the Western Coachella Valley Area Plan. Table LU-4 of the Riverside County General Plan specifically notes "renewable energy uses including solar" as anticipated uses within the Rural: Rural Desert (R:RD) land use designation. The project site is located within the Hot Springs Policy Area as detailed in the Western Coachella Valley Area Plan. The policy area generally allows for additional development potential such as resorts than what would typically be allowed by the underlying land use designation to make use of the naturally occurring hot mineral water underground. The policies of the policy area do not specifically prohibit or otherwise preclude other uses that do not propose to utilize the hot water resources available. The proposed Project would be fully consistent with the property's General Plan land use designation and with all applicable policies of the General Plan. Therefore, there would be no impact.

e) There are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

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

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

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. There are no known active mining operations in the area surrounding the proposed project. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would 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

**31. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The nearest airport to the Project site is the Palm Springs International Airport, which is located approximately 7.5 miles southwest of the Project site. The project site is not located within an airport land use plan or within two miles of the public airport. Therefore, there would be no impact.

b) There are no known private airstrips located within two miles of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. 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:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located adjacent to or near any highways. No impact would occur from highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. 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
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**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**35. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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, Ordinance No. 847

**Findings of Fact:**

***Fundamentals of Sound and Environmental Noise***

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Perceived noise levels reduce substantially as the distance from the source of the noise increases. As a sample, a noise source measured of 100 dBA at a one (1) foot distance would generally measure at approximately 60 dBA at a 100 foot distance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

**LEQ (Equivalent Energy Noise Level):** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

**CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

**LDN (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Long-term operation of the solar power generation facility will not produce noise, nor will the solar power generation facility require staff personnel to be present at all times. Routine maintenance activities will be infrequent and not require the use of heavy equipment. Therefore, with regards to a substantial permanent increase in ambient noise levels existing without the Project, less than significant impacts will occur.

b,d) The solar power generation facility will not employ heavy earthmoving equipment which is typically the primary source of adverse construction-related noise. The nearest sensitive receptor, existing single-family residences to the west, are approximately 100 feet from the nearest proposed solar panel array. Based on typical noise attenuation over a 100 foot distance as noted above, this distance is sufficient to attenuate any minor noise generation resulting from the solar panel's construction activities, including any minor ground-borne noise or vibrations. Installation of the new electrical facilities will result in a temporary or periodic increase in the vicinity in which these facilities are being installed. This noise will not be situated in a single location for an extended period of time as construction of the linear facilities proceeds. Further, as discussed below, the time of construction will be restricted to only the daytime hours. Because of the limited types of construction to be employed for the Project and the distance of the nearest sensitive receptor, including the partial noise masking from the roadways, potential impacts related to substantial temporary or periodic increases in ambient noise levels will be less than significant.

c) Riverside County Ordinance No. 847 establishes countywide standards regulating noise according to the type of land use (General Plan land use designation and density). The land use north, east and south of the Project site is designated Rural: Rural Desert (R:RD), the land use west of the Project site is designated Open Space: Recreation (OS:R), and the land use to the northeast is Open Space: Conservation Habitat (OS:CH). According to Section 4 of Ordinance No. 847, the maximum decibel levels for these listed land use designations range from 45 dBA during the daytime (7 AM – 10 PM), and nighttime (10 PM – 7 AM). Operation of the proposed Project will not produce substantial levels of noise as the solar panels are not noise-generating equipment. Routine maintenance, including washing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of panels, will be performed on an infrequent basis; however, such infrequent maintenance is not a significant source of noise. Therefore, operational noise will be less than significant. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling, such as the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**36. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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

b) The Project proposes a solar facility use, which would not directly generate on-site employment, but could result in incremental employment for the area through initial construction and from maintenance of the facility. However, the existing housing stock in the general vicinity of the Project site and in the region would be sufficient to address any increased housing demand. It is not expected that the proposed use would result in an affordable housing demand that exceeds the existing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) According to the GIS Database, the Project site is not located within a redevelopment area. Therefore, the proposed Project would not result in any impact to a Redevelopment Project Area.

e, f) Due to the limited duration of construction, particularly over three phases, and small number of construction workers, construction of the proposed Project does not have the potential to induce population growth either directly or indirectly. Operationally, the project would require routine maintenance in an infrequent basis. Employment for such services would generally pull from the existing labor market for the region and would not substantially induce population growth. Moreover, the solar facility is intended to more efficiently serve existing customers with energy resources. Therefore, no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Sky Valley Station (Station No. 56), located approximately 6.3 miles west of the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: Riverside County Sheriff's Department provides community policing to the Project area via the Palm Desert Sheriff's Station located approximately 10.4 miles southeast of the Project site. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Palm Springs Unified School District, GIS database

Findings of Fact: The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that schools will be affected. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that libraries will be affected. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>41. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that health services will be affected. Therefore, no impact will occur.

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

Monitoring: No monitoring measures are required.

**RECREATION**

**42. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

a, b) The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that existing parks or recreational facilities will be affected. Additionally, the Project does not include recreational facilities, nor does it require the expansion of a recreational facility. Therefore, no impact will occur.

c) The proposed Project is not located within a CSA or district with required fees for parks and recreational facilities. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Recreational Trails**

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

Findings of Fact:

There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is 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
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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, b, g) The proposed Project is not a traffic-generating facility. Construction activities entail relatively minor grading work and site preparation. Heavy earthmoving equipment will not be used. Construction vehicles will utilize the local street system to access the Project site. Once operational, minimal and infrequent maintenance of the system will require existing personnel from local or regional offices to visit the Project site. However, due to the infrequent nature of maintenance activities, the operation of the project will not impact the circulation system. No long-term impact to the performance of the circulation system will occur since the increase in construction traffic on the surrounding street system and the impacts associated with installation of the electrical facilities will be temporary and minimal in relation to existing traffic volumes, and operational maintenance will not generate new trips on an



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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average daily basis. Similarly, the Project will not impact any congestion management programs. Therefore, impacts will be less than significant.

c) The Project site is approximately 10 miles from the nearest airport and not near any known airstrip. Since the Project's solar panels will not be reflective in nature it can be assumed that the solar panels would not result in changes to air traffic patterns. Therefore, no impact will occur.

d) The Project does not include any feature that will alter waterborne or rail traffic, nor are such modes of transportation available within the Project region. Regarding air traffic, see 43(c), above. Therefore, no impact will occur.

e) The Project will not require any changes to be made to local public roadways, or introduce incompatible uses. Therefore, no impact will occur.

f) The Project site will be accessed from Dillon Road. The Project's temporary construction traffic impact will not be significant and the roadway in its current condition is adequate for conveying such to and from the Project site because this will be an unmanned facility requiring infrequent maintenance. Thus, the Project will not result in the need for new or altered maintenance of roads. Therefore, impacts will be less than significant.

h) The Project site is currently vacant and will be accessed via Dillon Road. Thus, the Project will not alter or compromise any existing emergency access points in the area, either during construction or operation. Therefore, no impact will occur.

i) The Project will not affect any alternative transportation policies, plans, or programs. The Project site will be accessed via Dillon Road. Construction-related traffic will be insignificant and temporary, and Project operational maintenance activity will not generate a substantial number of new trips on the circulation system because once constructed the Project will be an unmanned facility requiring infrequent maintenance. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>45. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
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<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed Project involves the installation of solar power generation panels. After installation is complete, long-term operations of the solar panels will require infrequent washing. Water will be available via maintenance or other trucks utilized for maintenance via off-site water sources. The amount of water necessary for washing is minimal. Typical estimated need is washing panels once a year and for a 1 megawatt project would need approximately 1,000 gallons of water. Therefore, the project as a 3 megawatt project would be estimated to need 3,000 gallons of water annually. Because the Project is an unmanned facility, apart from the washing activities no other water demand is created by the Project. Therefore, with regards to requiring new or expanded water treatment facilities, impacts are less than significant.

b) Construction of the solar facility will require minimal water usage, and long-term operation of the facility will not require water except for infrequent washing of the panels. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Sewer</b>				<input checked="" type="checkbox"/>
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: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The proposed Project is an unmanned facility which will not generate wastewater. Therefore, with regards to requiring new or expanded wastewater treatment facilities, no impacts are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Construction and long-term operation of the solar power generation facility will not increase the demand of wastewater treatment facilities in the area. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Long-term operation of the solar power generation facility will not generate solid waste. If any waste is generated during the construction process, disposal of construction materials will occur in accordance with federal, state, and local regulations. Disposal will occur at permitted landfills, and construction contractors will be encouraged to recycle construction materials. Additionally, 50 percent, at minimum, of the solid waste that will be generated during construction is required by state law to be diverted from the landfill. In addition, since the solar panels are prefabricated, there will be minimal waste associated with their installation. Therefore, with regards to sufficient landfill capacity, impacts will be less than significant.

b) The construction and long-term operation of the solar power generation facility will comply with federal, state, and local statutes for solid waste. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

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 will beneficially impact electricity services in the area by providing a renewable source of electricity to existing customers which is a beneficial impact. Therefore, no negative impact will occur.
- b, c) The Project will not require the use of natural gas or communications system, and will not impact their existing connections and performance. Therefore, no impact will occur.
- d) The Project will not require the construction or installation of new drainage facilities. The Project's drainage will continue to drain in the same pattern and direction as it does currently. Therefore, no impact will occur.
- e) The Project will not install additional street lighting, nor impact existing street lighting. Therefore, no impact will occur.
- f) The Project will not result in or require the maintenance of public facilities, including the roadways in the area. Therefore, no impact will occur.
- g) The Project will not impact any other governmental services. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source:

Findings of Fact:

- a) The Project will beneficially impact electricity services as well as energy conservation plans in the area by providing a renewable source of electricity to existing customers which is a beneficial impact. Therefore, no negative impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

- 51. Other:

Source: Staff review

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

The risk of Valley Fever from the development of solar projects has been a noted concern from the public. According to the County Department of Public Health, Valley Fever is a disease found only in the Western Hemisphere, primarily in the southwestern United States and northern Mexico. It is caused by an infection from fungal spores called *coccidioides*, which are found in soil. Transmission usually occurs when the spores are inhaled following outdoor activities, typically during the summer or late fall. The disease does not travel from person-to-person, and approximately 60 percent of those infected with Valley Fever show no symptoms. The majority of those whom become ill experience mild influenza-like symptoms; however, the disease can cause severe lung problems that can result in hospitalization or death if left untreated.

The Department of Public Health’s Epidemiology and Program Evaluation published an informational bulletin in August 2012 analyzing the impact of Valley Fever in Riverside County between 2006 and 2010, which utilized several types of local data. The data show that at just over 3 cases for every 10,000 people, Valley Fever does not create an excess disease burden in the County; yet, the disease remains of particular interest due to the unknown impact of climate change because warming overall temperatures could increase fungal spore formation and dispersion. Being over the age of 45 years, being a male, and/or being of African descent were prevailing risk factors extrapolated from the data.

Geographic distribution of Valley Fever cases was also taken into consideration. The area near the City of Hemet has the greatest concentration of Valley Fever cases, followed by the areas in and near the City of Riverside. The nearest cases to the project site are those cases in and near the City of Palm Springs in Coachella Valley and near the City of Hemet. However, it should be noted that the geographic distribution map data are based on where cases lived at the time of diagnosis and not where infection occurred, and caution must be used when assigning risk to areas of the County.

Even so, cases are shown in various areas of the County, from the northwest to the southwest, and from the San Gorgonio Pass to Coachella Valley, and areas in west-central County like the cities and communities between Lake Perris and Diamond Valley Lake. Such distribution of cases in the County (west of the Salton Sea), at least to a degree, that Valley Fever cases are widely distributed.

In theory, the risk of Valley Fever affecting the Project would be during construction activities as the operation of the Project consists of an unmanned solar facility. Specifically, from any dust that becomes airborne as a result of construction activities. However, the Project is required to adhere to SCAQMD’s Rule 403, which requires certain preventive actions to reduce or mitigate fugitive dust emissions. Thus, with the Project’s adherence to Rule 403, and given the unlikely probability of Valley Fever occurring at the Project site, potential impacts to construction workers or off-site residents to Valley Fever is considered to be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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**MANDATORY FINDINGS OF SIGNIFICANCE**

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. 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: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner..

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 54. 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 Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

## VI. EARLIER ANALYSES

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

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

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

**VII. AUTHORITIES CITED**

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

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CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of a 3 megawatt fixed tilt utility scale Photovoltaic Solar Power Plant on approximately a 31.70 acre parcel.

The solar power plant project proposes three phases; the first phase will consist of the installation of approximately 8,436 photovoltaic panels in the northern portion of the site, the second will consist of approximately 8,778 photovoltaic panels in the central portion of the site, and the third will consist of approximately 8,664 panels in the southern portion of the site. There are no buildings, parking or other facilities being proposed. Connection to the electrical grid will be via an existing SCE utility line that crosses the northern portion of the site. Construction staging will occur on site along the northwestern boundary of the site where solar panels are not proposed. Primary access to the site will be via Dillon Road and a 25 foot wide access across the parcel to the south (654-180-017) and secondary access will be provided through the adjacent Caliente Springs Resort.

This solar power plant project is exempt from Board of Supervisors Policy No. 29 regarding solar power plants because the project has a rated production capacity of fewer than 20 megawatts.

The Conditional Use Permit is proposed to have a twenty (20) year permit term calculated from the date of approval. Upon completion of the project's life, the project is required to decommission the project site and restore disturbed areas remaining after construction by reestablishing pre-existing conditions including topography, replanting native plants, and/or reseeding with a native seed mix typical of the immediate surrounding area. After expiration of the twenty year term, the permit shall be null and void and of no effect whatsoever.

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:

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10. GENERAL CONDITIONS

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

RECOMMND

(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.

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. 3732 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3732, Exhibit A, Amended No. 2, dated 5/11/16.

APPROVED EXHIBIT P = Conditional Use Permit No. 3732, Exhibit P, dated 11/13/15.

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10. GENERAL CONDITIONS

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.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES (cont.)                   RECOMMND

tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE - NO FACILITIES                   RECOMMND

If permanent restrooms or any other type of facilities that have plumbing are required, the Department of Environmental Health must be contacted for specific recommendations regarding water and sewerage. Please contact 760-863-7570 for additional details.

10.E HEALTH. 2                   USE - CLEANING OF PANELS                   RECOMMND

No hazardous materials will be used for the cleaning of panels or for any other purpose with this project. If at a future time there are changes in the operating procedures, it may require an evaluation from the Hazardous Materials Management Branch.

FIRE DEPARTMENT

10.FIRE. 1                   USE\* - #23-MIN REQ FIRE FLOW                   RECOMMND

Minimum required fire flow shall be 1,500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. This will only be required if any structure is being built on this site.

10.FIRE. 2                   USE - #25-GATE ENTRANCES                   RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot

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10. GENERAL CONDITIONS

10.FIRE. 2                      USE-#25-GATE ENTRANCES (cont.)                      RECOMMND

turning radius shall be used.

10.FIRE. 3                      USE- ACCESS                      RECOMMND

Primary Access Roadway From/To Public Street

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building (not inclusive of non-habitable enclosures for electrical equipment) hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Approved fire apparatus access roads shall be all-weather hard-surfaced right-of-way not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. Such right-of-way shall be unobstructed and maintained only as access to the public street. [The access road shall be designed to sustain 70,000 pounds over two axles and constructed to Riverside County Transportation Standards.] [The access road shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axles.]

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turning areas shall be designed in accordance with Riverside County Fire Department standards.

Secondary Access Roadway To/From Public Street

Every SEGS project will be reviewed on a case-by-case basis to determine secondary fire apparatus access requirements to facilitate emergency operations and to minimize the possibility of an access point being subject to congestion or obstruction during an emergency incident. Consideration will be given to the location of the secondary access point at the project development site along with access to/from a public street or the primary fire apparatus access roadway



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## 10. GENERAL CONDITIONS

### 10.FIRE. 3

### USE- ACCESS (cont.)

RECOMMND

based upon conditions of terrain, climatic conditions or other factors that could limit access.

Exception: Photovoltaic SEGS without buildings or other facilities.

The secondary access road shall be not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. The access road shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axles. Such right-of-way shall be unobstructed and maintained at all times.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turning areas shall be designed in accordance with Riverside County Fire Department standards.

#### On-Site Access Roadways

Every SEGS project will be reviewed on a case-by-case basis to determine the on-site access roadway widths, turn around and turnout locations to all buildings/structures and field equipment for the purposes of fire suppression and/or emergency medical response needs. On-site access roads shall be not less than 20 feet in width and shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. The grade of the access road shall not exceed 15%. The access roads shall be designed, constructed, and certified by a registered Engineer to be capable of sustaining 70,000 pounds over two axles under all weather conditions.

Exception: On-site access roadways that extend through solar panel arrays (i.e., PV, heliostat, solar troughs, etc.) shall be arranged to allow clear and unobstructed fire access roadways 16 feet wide between the lengths of arrays spaced not to exceed 600 feet in length. Access roadways between the lengths of arrays shall not exceed 5,280 feet in length without providing a Riverside County Fire Department approved turn around or intersecting roadway to allow return travel direction. All roadway

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10. GENERAL CONDITIONS

10.FIRE. 3 USE- ACCESS (cont.) (cont.)

RECOMMND

intersections shall be designed to allow a minimum outside  
øwall-to-wallø turn radius of 38 feet in all four  
directions. Such access roads shall be designed,  
constructed, and certified by a registered Engineer to be  
capable of sustaining 50,000 pounds over two axles under  
all weather conditions. Materials other than asphalt or  
concrete will be considered by the Fire Department. (Ref.  
Exhibit A)

Dead-end fire apparatus access roads in excess of 150 feet  
in length shall be provided with an approved area for  
turning around fire apparatus. Turning areas shall be  
designed in accordance with Riverside County Fire  
Department standards.

10.FIRE. 4 USE-#89-KNOX PAD LOCK

RECOMMND

Fire will have emergency access with a Knox Pad Lock on  
the outside of the gate(s). Riverside County Fire  
Department will have application for Knox  
Pad Locks for gate(s) and any maintenance buildings needed.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit (CUP) 3732 is a proposal to  
construct a photovoltaic solar facility in the desert east  
of the City of Desert Hot Springs. The 31.7-acre site is  
located in the south side of 16th Avenue approximately  
1,500 feet east of Corkill Road and approximately 1,500  
feet north of Dillon Road. The site is Parcel 4 of Tract  
Map 19578.

The topography of the area shows that runoff flows in a  
broad braided and distributary nature typical of desert  
washes. The site is subject to offsite flows from the  
northeast. The site is located within the 100-year Zone A  
flood plain limits for West Wide Canyon as delineated on  
Panel Number 06065C-0920G of the Flood Insurance Rate Maps  
(FIRM) issued in conjunction with the National Flood  
Insurance Program administered by the Federal Emergency  
Management Agency (FEMA). The tributary drainage area for  
this floodplain is approximately 3 square miles and an  
approximate flowrate of 700 cubic feet per second. The  
offsite flows enter the site in a broad sheet flow manner.  
It is recommended that the site be graded to perpetuate

CONDITIONAL USE PERMIT Case #: CUP03732

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10. GENERAL CONDITIONS

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

RECOMMND

existing drainage patterns.

All new buildings shall be floodproofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground or 12 inches above the floodplain elevation whichever is greater. Slope protection shall be provided for buildings on fill exposed to erosive flows. All solar panels shall be mounted to provide a minimum clearance of 24 inches above the adjacent ground in the vertical position.

The exhibit does not show an access road to be constructed.

Since the project proposes to construct the solar panels on native ground with only a minimal amount of impervious paving, no increased runoff and/or flow diversion is anticipated. The property's maintenance access and site grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. This development must provide adequate flow through area onsite to allow the passage of the tributary stormwater runoff. No flow-obstructing fencing (chain link, block wall, etc.) shall be constructed along the north and east property lines since these types of fences block flows causing damage to adjacent properties. A "rail" or tubular steel type fencing along the property lines is recommended. Alternatively, the bottom 24 inches of the fencing can be break-away chain link fabric or equivalent to allow the passage of all the tributary stormwater runoff.

It should be noted that this project requires a project-specific Water Quality Management Plan (WQMP) to be submitted and approved by Riverside County Flood Control District prior to issuance of any grading permits.

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 and APPROVED

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10. GENERAL CONDITIONS

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

EXHIBIT P, unless otherwise amended by these conditions of approval.

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 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. 17                  USE - NO RESIDENT OCCUPANCY                   RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19                  USE - EXTERIOR NOISE LEVELS                   RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library,

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 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.

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10.PLANNING. 28                   USE - ORD 875 OS FEE (1)                   RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 32                   USE - 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](http://www.rctlma.org.buslic).

10.PLANNING. 33                   REN ENG - UTILITY COORDINATION                   RECOMMND

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

10.PLANNING. 34                   REN ENG - FUTURE INTERFERENCE                   RECOMMND

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

10.PLANNING. 35                   REN ENG - ON SITE DIST. LINES                   RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the

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10. GENERAL CONDITIONS

10.PLANNING. 35           REN ENG - ON SITE DIST. LINES (cont.)           RECOMMND

point of step-up or utility interface in the case of an on-site substation.

10.PLANNING. 36           REN ENG - PRODUCTION MONITORIN           RECOMMND

The developer/permit holder shall monitor the plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

10.PLANNING. 37           REN ENG - NO FINAL NO CONNECT           RECOMMND

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor.

A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

10.PLANNING. 38           USE - SOLAR PROJECTS           RECOMMND

1.The applicant shall maintain re-vegetated surfaces until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation. No new disturbance shall be created during operations without prior approval from the County.

2.Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.

3.Painted facilities shall be kept in good repair and repainted when color fades or flakes.

4.The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar



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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - SOLAR PROJECTS (cont.) RECOMMND

panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.

5.Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

10.PLANNING. 39 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 40 USE - PDA04949 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 04949, submitted for this project (CUP03732) was prepared by Chris Shaver and Michael Baksh, of Tierra Environmental Services and is entitled: "Phase I Cultural Resources Assessment for the Caliente II Solar Project, Desert Hot Springs, Riverside County, California," dated December 2015.

(PDA) No 04949 concludes that one historic resource was identified, a 650-foot segment of overhead power line and associated dirt road. It is not a significant resource per CEQA and not eligible for the CRHR.

(PDA) No 04949 recommends that due to the low potential for subsurface cultural resources to be present, no cultural or native monitoring is necessary.

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

10.PLANNING. 41 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. 41 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 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. 42 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. 42 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.

10.PLANNING. 43 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - LOW PALEO (cont.)

RECOMMND

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* 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.

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10.PLANNING. 44 USE - GEO02464

RECOMMND

County Geologic Report (GEO) No. 2464, submitted for the project APN No. 654-180-020 in the Desert Hot Springs area (CUP 3732) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed Photovoltaic Solar Energy Project, APN 654-180-020, Desert Hot Springs Area, Riverside County, California," dated December 11, 2015.

GEO02464 concluded:

- 1.No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
- 2.Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."
- 3.Because the site is located near the distal portions of an alluvial fan and with site gradients generally less than 6H:1V, we judge that risks associated with debris flows are unlikely but flooding and erosion should be considered in design.
- 4.Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, risks associated with subsidence are considered "low."
- 5.Our seismic settlement analysis indicated total settlements of up to 3.3 inches.

GEO02464 recommended:

- 1.Because drilled pier foundations are planned, remedial grading and/or compaction work should not be necessary to complete the project.
- 2.Assuming that drilled pier foundations approximately 16 tp 18 inches in diameter will be utilized to support the solar array, a minimum drilled pier depth of 7 feet is recommended for preliminary design purposes.

GEO No. 2464 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2464 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.

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - DUST CONTROL MIT MEASURE RECOMMND

The following guidelines shall be adhered to for dust control: (1) Keep vegetation intact by mowing it down, (2) In areas where vegetation has been removed, creating a crust on the soil using water and possibly a dust palliative used by farmers for dust suppression, (3) avoiding disturbance of the established crust by either vehicles or foot traffic, (4) limiting the speed of maintenance vehicles. The specifics of effective dust control parameters (e.g., type and quantity of dust palliative, if used, appropriate maximum vehicle speed, etc.) will be determined prior to installing PV panels.

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. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

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

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 - ENCROACHMENT PERMIT                   RECOMMND

An encroachment permit shall be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

WASTE DEPARTMENT

10.WASTE. 1                 USE - DECOMMISSION/CLOSURE WRP                   RECOMMND

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., solar panels, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During the decommissioning and closure, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

10.WASTE. 2                 USE - HAZARDOUS MATERIALS                   RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.



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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3732 shall terminate on June 7, 2037. This permit shall thereafter be null and void and of no effect whatsoever.

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.

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](http://www.swrcb.ca.gov).

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

60.BS GRADE. 11                USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 14                USE - SWPPP REVIEW                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 ECP- PHASE I ESA REQUIRED

RECOMMND

Prior to issuance of a grading permit, 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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - BURROWING OWL

RECOMMND

The proposed project shall follow the recommendations for burrowing owl provided by Magdalena Rodriguez with the California Department of Fish and Wildlife outlined within the Biological Resources Assessment for the Caliente II Solar Project completed by Amec Foster Wheeler dated October 19, 2015:

1) Perform a protocol survey on 100% of the project site and any area being directly or indirectly within 150 meters of the site impacted. Note any and all sign burrows active or inactive and any other areas that burrowing owls could use. This survey should be performed between 14 and 30 days prior to ground disturbance.

2) If any active burrows are found within the site, a passive relocation plan will be required that details how the passive relocation will be performed, the location of artificial burrows to replace the active burrows, and all other details related to avoidance for this measure.

3) A second survey should be performed 24 hours prior to ground disturbance in order to avoid direct take of any owls that may have moved in since the first survey. If an owl is found during the 24-hour survey that requires eviction, a memo is required to be submitted to CDFW for review and approval outlining the methodology. Once approved, the eviction may commence and construction can begin.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE SUBMIT PLANS (cont.) RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE 24 INCHES ELEVATE RECOMMND

The finished floor of any new structures shall be elevated 24 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation. All solar panels shall be mounted to provide a minimum clearance of 24 inches above the adjacent ground.

60.FLOOD RI. 3 USE NON-OBSTRUCTING FENCING RECOMMND

In order to allow the free flow of storm runoff, no flow obstructing fences (chain link, block wall, etc.) shall be constructed along the northwest property line since these types of fences obstruct flows causing damage to adjacent properties. The proposed security fencing can be pulled back and offset from the property line into the property to assure that any ponding will be within the project site. Alternatively, proposed fencing along the property line may be constructed but must be of a "rail" or tubular steel type.

60.FLOOD RI. 4 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3732, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X

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Parcel: 654-180-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The applicant shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 7 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for 64-foot half-width right-of-way.

The limits of above right-of-way dedication shall be from the easterly boundary of LOT 1 of Tract No. 19578 up to the easterly boundary of LOT 6 of Tract No. 19578 (approximately 3059.30').

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.



CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   USE - NO B/PMT W/O G/PMT                   RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL                   RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

80.PLANNING. 17                   USE- SCHOOL MITIGATION                   RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3732, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 REN ENG - REMEDIATION BONDING

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form and amount acceptable to the County in the County's sole discrction to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables. The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein.

If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20           REN ENG - REMEDIATION BONDING (cont.)           RECOMMND

Consumer Price Index for the Los Angeles-Long Beach  
Metropolitan Area.

80.PLANNING. 21           USE- DECOM RECLMTN PLAN SOLAR           RECOMMND

Prior to the issuance of a building permit, a Decommissioning and Site Reclamation Plan shall be developed by the applicant and approved by the Planning Department. The plan shall require that all aboveground and near-ground structures be removed. Some structures shall be removed only to a level below the ground surface that will allow reclamation/restoration. Topsoil from all decommissioning activities shall be salvaged and reapplied during final reclamation. The plan shall include provisions for monitoring and determining compliance with the plan. The Plan shall include the following elements:

1.A preconstruction survey of existing conditions to establish the baseline that will be restored to.

2.A maintenance plan for the life of the project.

3.Soil borrow areas, cut-and-fill slopes, berms, water bars, and other disturbed areas shall be contoured to approximate naturally occurring slopes, thereby avoiding form and line contrasts with the existing landscapes. The Applicant shall contour to a rough texture (i.e., use large rocks/boulders, grade uneven surfaces, and/or vegetation mulches/debris) in order to trap seed and to discourage off-road travel, thereby reducing associated visual impacts.

4.A combination of seeding, planting of nursery stock, transplanting of local vegetation within the proposed disturbance areas, and staging of decommissioning activities enabling direct transplanting shall be considered. Where feasible, native vegetation shall be used for re-vegetating to establish a composition consistent with the form, line, color, and texture of the surrounding undisturbed landscape.

5.Stockpiled topsoil shall be reapplied to disturbed areas, and the areas shall be re-vegetated by using a mix of native species selected for visual compatibility with existing vegetation, where applicable, or by using a mix of

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE- DECOM RECLMTN PLAN SOLAR (cont.) RECOMMND

native and non-native species if necessary to ensure successful re-vegetation. Gravel and other surface treatments shall be removed or buried.

6.Rocks, brush, and vegetal debris shall be restored whenever possible to approximate pre-existing visual conditions.

80.PLANNING. 22 USE- LIGHTING PLANS SOLAR (1) RECOMMND

Prior to the issuance of a building permit, a solar power plant lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.

Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

TRANS DEPARTMENT

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.

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

The limits of above right-of-way dedication shall be from the easterly boundary of LOT 1 of Tract No. 19578 up to the easterly boundary of LOT 6 of Tract No. 19578 (approximately 3059.30').

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

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

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the



CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE (cont.) RECOMMND

Water Quality Management Plan (WQMP) Annual Inspection.

PLANNING DEPARTMENT

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 27 USE - ORD 875 OS FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3732 is calculated to be 31.70 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. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

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 Use Permit No. 3732 has been calculated to be 31.70 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. 29 REN ENG - ON SITE DIST. LINES RECOMMND

The developer/permit holder shall ensure all on site electrical distribution lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 30 REN ENG - CLEAR CONST. AREA RECOMMND

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 31 USE- LIGHTING PLANS SOLAR (2) RECOMMND

Prior to final building permit issuance, the applicant shall provide a report showing compliance with solar power plan lighting plan.

05/10/17  
10:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 38

CONDITIONAL USE PERMIT Case #: CUP03732

Parcel: 654-180-020

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 21

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

The limits of above right-of-way dedication shall be from the easterly boundary of LOT 1 of Tract No. 19578 up to the easterly boundary of LOT 6 of Tract No. 19578 (approximately 3059.30').

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

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

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

RECEIVED  
MDACMD  
15 NOV 19 PM 4:04

DATE: November 13, 2015

TO:

Palm Desert Transportation Dept.  
Palm Desert Control District  
Coachella Valley Water  
Palm Desert Fire Dept.  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Building and Safety- Grading  
P.D. Environmental Programs Division  
P.D. Landscape Architect  
P.D. Geology Section

P.D. Archaeology Section  
Riv. Co. Regional Parks & Open Space  
Surveyor  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management  
Riv. Co. Economic Development Agency  
Desert Edge Community Council  
Hemet Unified School District  
DWA

Air Quality Management District- Mojave Desert  
U.S. EPA region IX Environmental Review Office  
Regional Water Quality Control Board-Colorado River  
4th District Supervisor  
4th District Planning Commissioner

**Conditional Use Permit No. 03732**, Applicant: Callente II Solar LLC – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Rural Desert (RD) and the Hot Springs Policy Overlay – Location: North of Dillon Road, south of 16<sup>th</sup> Avenue, west Bennett Road, and east of Raquelita – 31.70 Acres – Zoning: W-2 – REQUEST: Conditional Use Permit No. 03732 proposes 3 Mega Watt fixed tilt utility scale Photo Voltaic Solar Plant located on a 31.70 acre parcel. **(No landscaping is proposed for this project.)** – APN: 654-180-020.

**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 November 19, 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.rcplma.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 **Larry Ross, (951) 955-9294, Principal Planner**, or e-mail at [LROSS@rcplma.org](mailto:LROSS@rcplma.org)/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

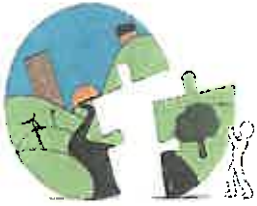
*This project is located in the jurisdiction of the SCAQMD.*

DATE: 11/23/15 SIGNATURE: Tracy Walters

PLEASE PRINT NAME AND TITLE: Tracy Walters, Lead Air Quality Planner

TELEPHONE: 760 245-1661 x6122

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



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

December 31, 2015

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03732)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

Conditional Use Permit No. 03732, Applicant: Caliente II Solar LLC – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan –Rural Desert (RD) and the Hot Springs Policy Overlay – Location: North of Dillon Road, south of 16th Avenue, west Bennett Road, and east of Raquelita – 31.70 Acres – Zoning: W-2 – REQUEST: Conditional Use Permit No. 03732 proposes 3 Mega Watt fixed tilt utility scale Photo Voltaic Solar Plant located on a 31.70 acre parcel. (No landscaping is proposed for this project.)– APN: 654-180-020.

Sincerely,

PLANNING DEPARTMENT

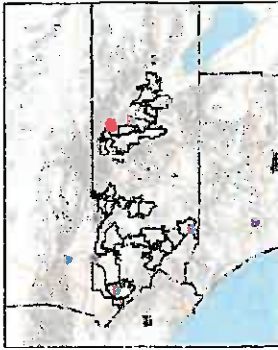
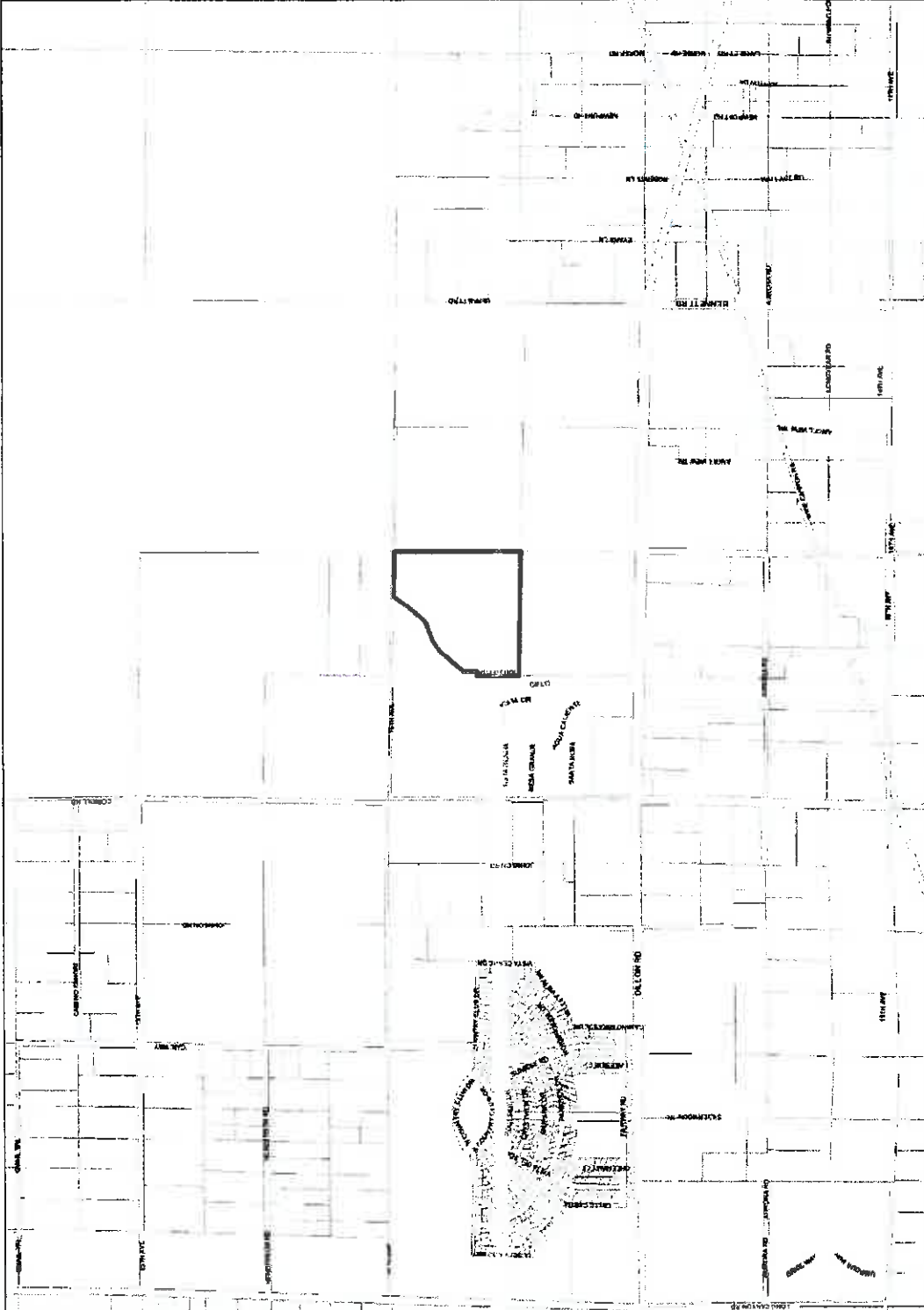
A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive style.

Heather Thomson, Archaeologist

email cc: Larry Ross, Principal Planner, [lross@rctlma.org](mailto:lross@rctlma.org)

Attachment: USGS Quad, Aerial

CUP03732



**Legend**

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- COVERTHO
- cities
- hydrography
- waterbodies
- Lakes
- RIVERS

**Notes**

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

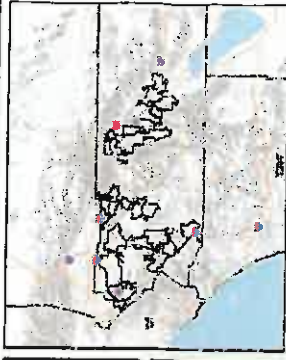
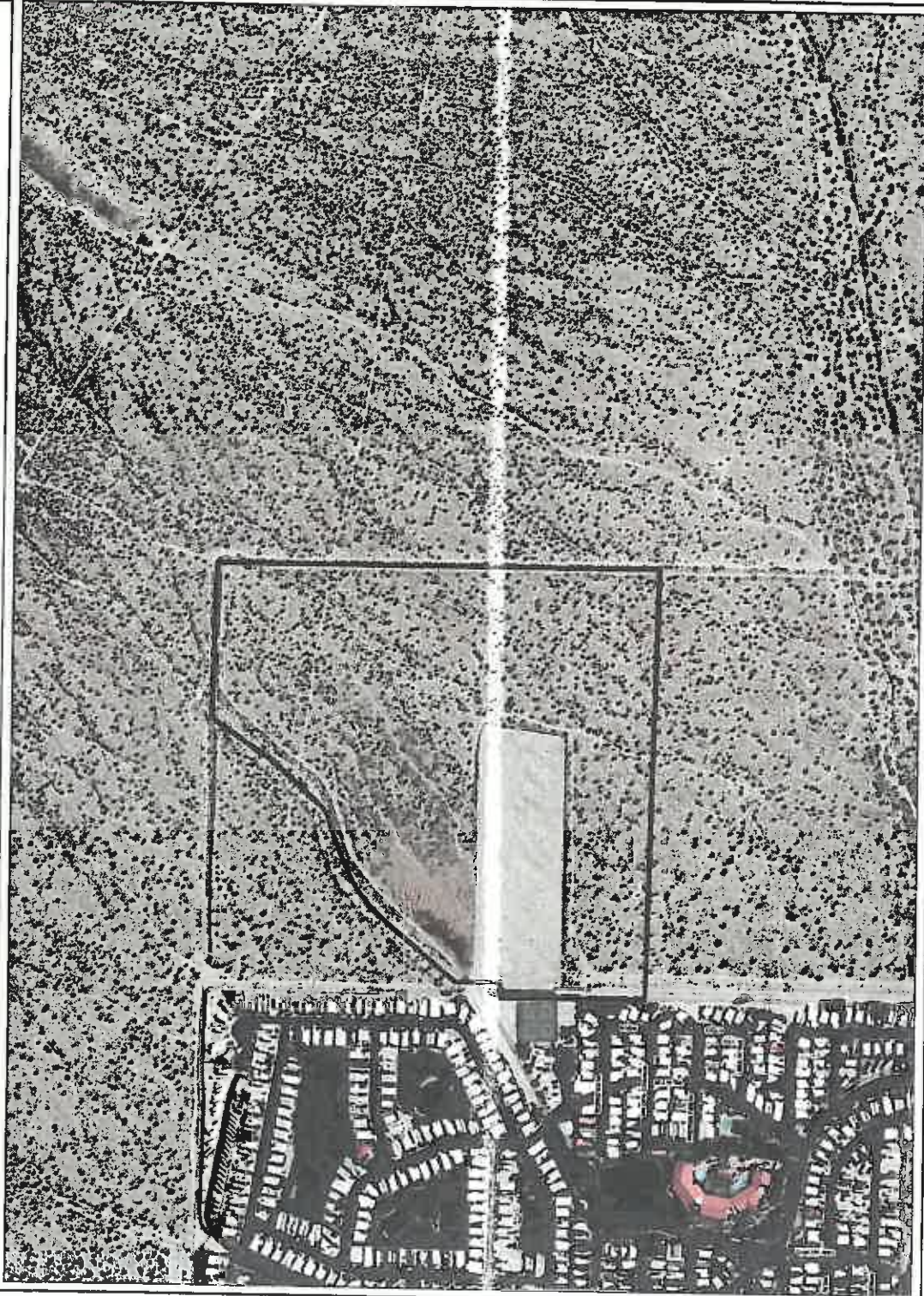
REPORT PRINTED ON... 12/31/2015 9:22:57 AM

0 2,000 4,000 Feet

© Riverside County TLMA GIS



CUP03732



**Legend**

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- CONVEYANCES
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**

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



0 562

1,124 Feet



REPORT PRINTED ON ... 12/31/2015 9:24:18 AM

© Riverside County TLMA GIS





CONSTRUCTION OF THE PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES INVOLVED IN THE PROJECT. THE CLIENT ASSUMES ALL LIABILITY FOR ANY VIOLATIONS OF ANY APPLICABLE REGULATIONS OR PERMITS.

ENVIRONMENTAL SERVICES, INC.  
1700 S. GARDEN ST.  
SUITE 100  
GARDEN GROVE, CA 92647  
714-641-1100



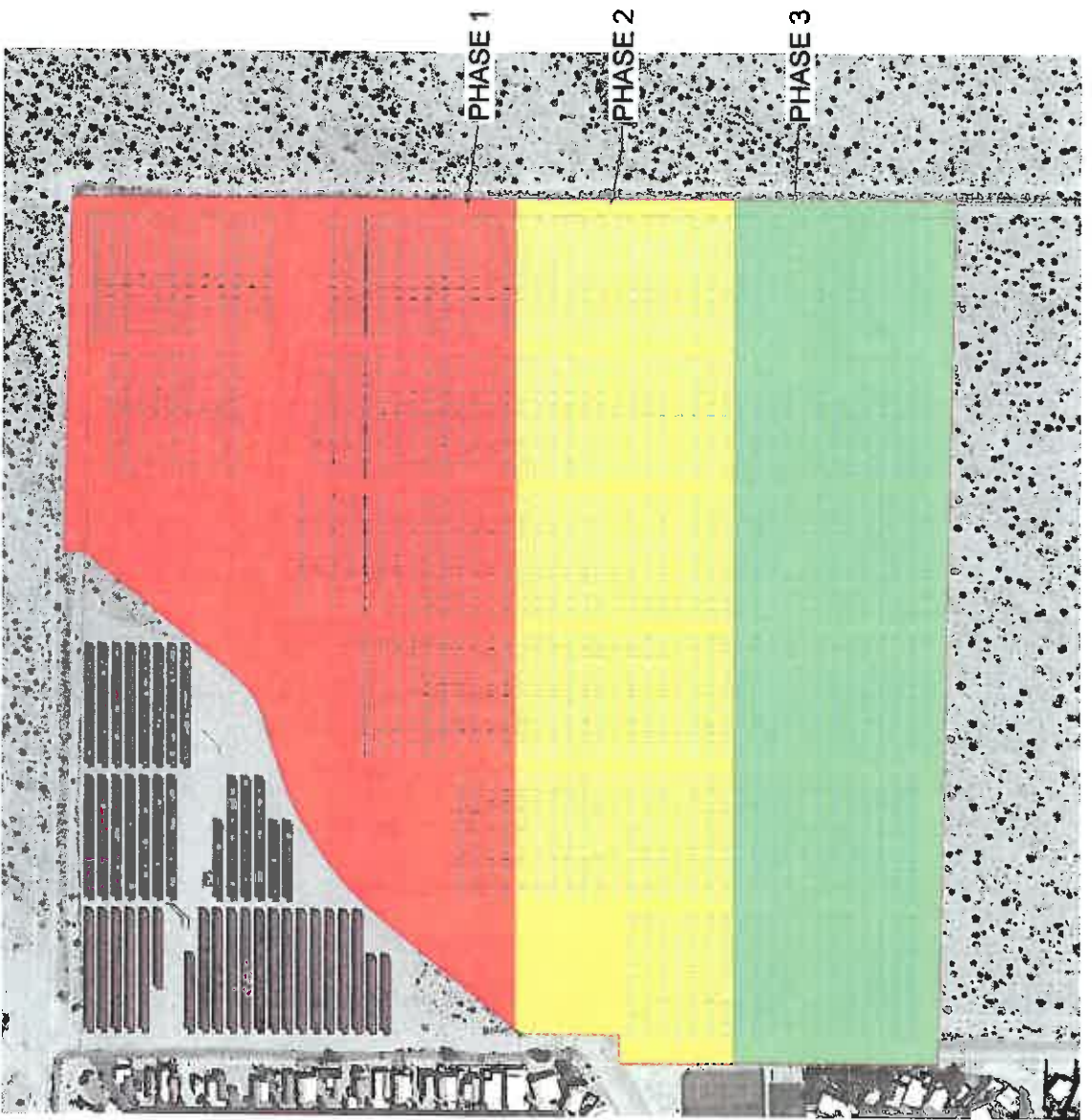
CLIENT APPROVAL  
Client Initials \_\_\_\_\_

Callente Springs  
Solar Site  
APN# 654-180-020  
241  
Dillon Rd  
7th Holsprngs.

No.	Description	Area

ENVIRONMENTAL SERVICES, INC.  
PHASES

P101  
11/13/2015 10:52 AM  
To view in 2D/3D mode



PHASE 1

PHASE 2

PHASE 3

PHASES  
11-10-15

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Caliente Springs, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 654-180-020 ("PROPERTY"); and,

**WHEREAS**, on October 21, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3732 ("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:  
Caliente Springs, LLC  
Attn: Timothy Manthei  
74711 Dillon Road  
Desert Hot Springs, CA 92241

With a copy to:  
A2 Consulting, LLC  
Attn: Andy Atiyeh  
30 Galeana, Ste. 100  
Foothill Ranch, CA 92610

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.

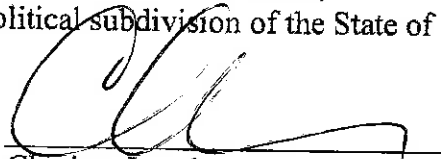
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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.

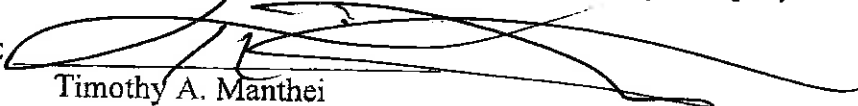
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

FORM APPROVED COUNTY COUNSEL  
BY:  4/10/17  
MELISSA R. CUSHMAN DATE

Dated: \_\_\_\_\_

**PROPERTY OWNER:**  
Caliente Springs, LLC, a California Limited Liability Company

By:   
Timothy A. Manthei  
Member

Dated: March 13, 2017

\* See Attached Notary

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of Riverside )  
On March 13, 2017 before me, Crystal Rodgers, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Timothy A. Manthei  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.  
Signature Crystal Rodgers  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Indemnification Agreement  
Document Date: March 13, 2017 Number of Pages: 5  
Signer(s) Other Than Named Above: Charissa Leach

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Timothy A. Manthei  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Member  
Signer Is Representing: \_\_\_\_\_

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolee M. Dwyer, Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE

PLAT PLAN  
 REVISED PERMIT

CONDITIONAL USE PERMIT  
 PUBLIC USE PERMIT

TEMPORARY USE PERMIT  
 VARIANCE

PROPOSED LAND USE: Solar Photovoltaic Power Generation

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE 348.4751 (W-2 Zoning)

PLEASE NOTE: THIS IS THE APPLICATION TO REQUEST A PERMIT. APPROVAL OF THIS APPLICATION IS SUBJECT TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER \_\_\_\_\_ DATE SUBMITTED \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Andy Ayres E-Mail: andy@adcorp.com

Mailing Address: 30 Galeana, Suite 100  
Foothill Ranch, CA 92610  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Daytime Phone No. (949) \_\_\_\_\_ Fax No. (949) \_\_\_\_\_

Engineer/Representative's Name: Andy Ayres E-Mail: andy@adcorp.com

Mailing Address: 30 Galeana, Suite 100  
Foothill Ranch, CA 92610  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Daytime Phone No. (949) 369-7877 Fax No. (949) 930-2621

Property Owner's Name: Caliente Springs LLC E-Mail: andy.die@calientesprings.com

Mailing Address: 47700 Via  
Desert Hot Springs, CA 92241  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Daytime Phone No. (760) 835-8258 Fax No. (760) 281-2872

Mountain Office: 21101 Irons Street, 10th Floor  
P.O. Box 1408, Riverside, California 92502-1408  
(951) 955-3200 Fax: (951) 955-1811

Desert Office: 77-300 E. Dora Court, Suite 11  
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.

Andy Almyen for Caliente II Estate, 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.

Andy Almyen for Caliente Springs, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the 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) 654-180-020

Section: 11

Township: 35

Range: 5E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 31.70 acres

General location (nearby or cross streets): North of Dillon Road South of 16th Ave.  
East of Raquelita West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: pg 697, grid H7; pg 727, grid H1

Project Description: (describe the proposed project in detail)

Development of 2 to 4 MW ground-mounted PV generation facility on 31.7 acres adjacent to existing 1 MW facility. See attached Project Description for detail.

Related cases filed in connection with this application

Case # BEL131918 approved for ground mount solar to feed RV park  
Case #LLA05473 approved to adjust lot line between APN 654-180-015 and APN 654-180-016

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.L.R. No. (if applicable) \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Bio Resources Assessment Phase I Cultural, Visual Resources

Is water service available at the project site? Yes  No

If No, how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If No, how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: \_\_\_\_\_



APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Number \_\_\_\_\_

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) \_\_\_\_\_ sq. ft.

Is the project located within 8 1/2 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 21096 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://cmfucaprojects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       Whitewater River

Please note: if your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: Caliente II Solar, LLC  
Address: 74711 Dillon Road, Desert Hot Springs, CA 92241  
Phone number: 760-835-8255  
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)  Andy Ariyan for Caliente II Solar, LLC Date October 20, 2015  
Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65950.2 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 October 20 2015

Owner/Authorized Agent (2)

\_\_\_\_\_

Date

\_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**  
**CUP03732**

I, Stella Spadafora, certify that on  
(Print Name)  
05/09/2017 the attached property owners list  
(Date)  
was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)  
Distance Buffered: 2100 Feet

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: Stella Spadafora  
TITLE/REGISTRATION: GIS Analyst  
ADDRESS: 3450 14th St, 5<sup>th</sup> Floor  
Riverside, CA 92501  
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288



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

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

**CONDITIONAL USE PERMIT NO. 3732** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Caliente II Solar LLC – Engineer/Representative: Andy Atiyeh – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Rural: Rural Desert (R-RD) – Location: Northerly of Dillon Road, southerly of 16th Avenue, easterly of Corkhill Road, and westerly of Bennett Road – 31.7 Gross Acres - Zoning: Controlled Development Areas (W-2) – **REQUEST:** The Conditional Use Permit proposes to construct and operate a three (3) megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	<b>JUNE 7, 2017</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 53, VANCOUVER, WASHINGTON, 98662
--	---

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

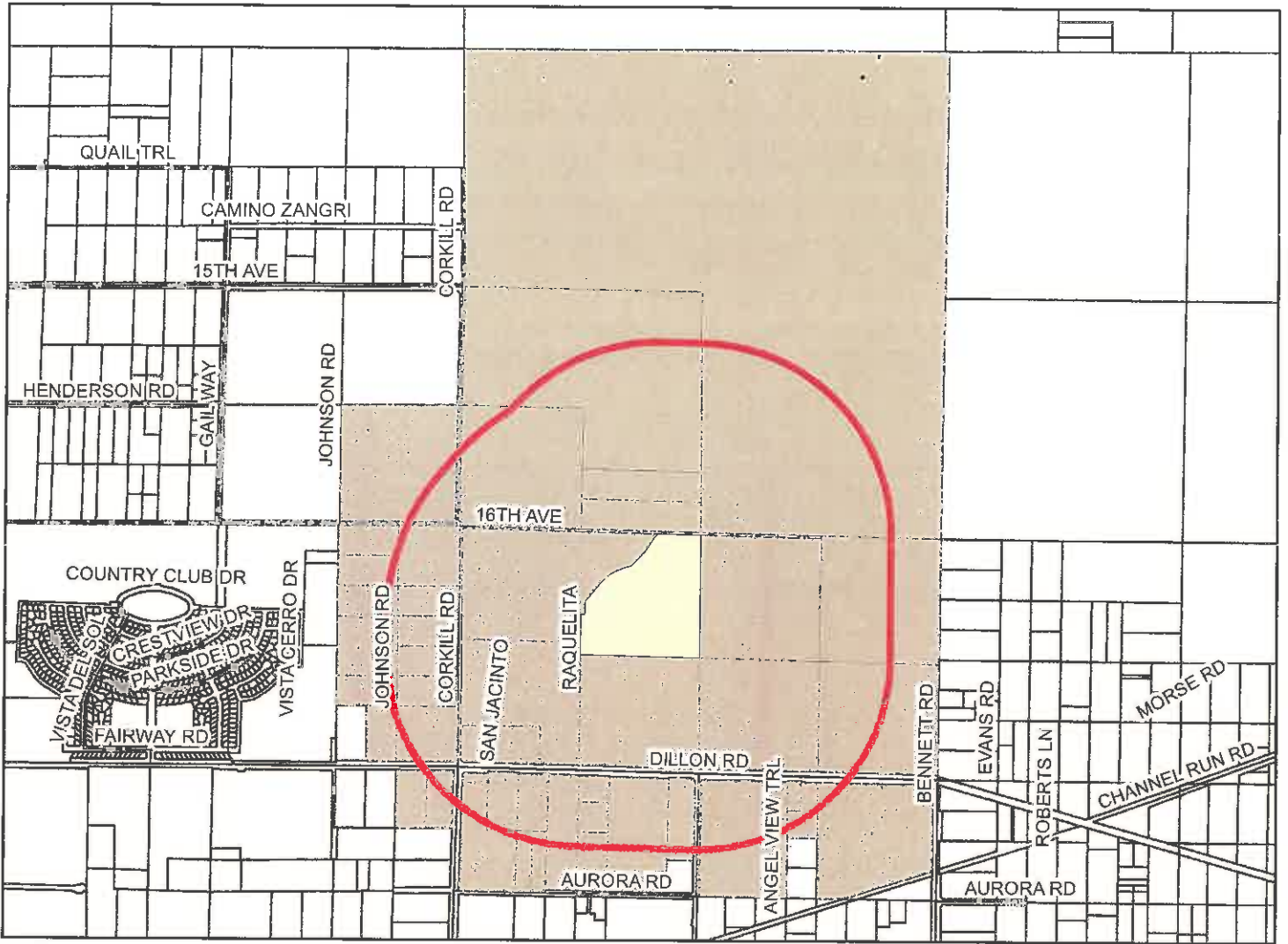
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 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.

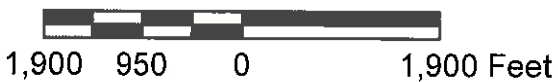
Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409

**CUP03732**  
**(2100 Feet Radius)**



**Selected Parcels**

654-190-033	654-190-037	654-180-014	654-180-017	654-180-018	654-180-019	654-180-020	654-180-022	654-220-027	654-190-006
654-190-007	654-190-022	654-160-005	654-180-007	654-220-029	654-150-003	654-150-005	654-150-008	654-220-026	654-150-006
654-170-022	654-190-038	654-030-060	654-160-015	654-190-011	654-190-029	654-190-030	654-150-009	654-160-016	654-160-011
654-150-007	654-160-010	654-160-012	654-040-002	654-040-003	654-040-004	654-040-005	654-220-030	654-150-004	654-180-013
654-190-003	654-190-031	654-040-006	654-190-035	654-170-039	654-180-005				



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ASMT: 654030060, APN: 654030060  
SUSAN VONG, ETAL  
90610 AVENUE 81  
THERMAL CA 92274

ASMT: 654160005, APN: 654160005  
77374 BOX RIDGE PL  
INDIAN WELLS CA 92210

ASMT: 654040005, APN: 654040005  
SEUNG CHANG  
27959 E PALOS VERDES DR  
RCH PALOS VERDES CA 90275

ASMT: 654160011, APN: 654160011  
SAB LLC  
C/O SALMA A BUSHALA  
69530 DILLON RD  
DSRT HOT SPG CA 92241

ASMT: 654040006, APN: 654040006  
USA 654  
UNKNOWN  
\*

ASMT: 654160012, APN: 654160012  
SAB MANAGEMENT  
948 FIRE DANCE LN  
PALM DESERT CA 92211

ASMT: 654150004, APN: 654150004  
SYLVIA MCGARRY  
11551 JAMES RICHARD DR  
CHARLOTTE NC 28877

ASMT: 654160015, APN: 654160015  
DANIEL LOZOVSKY, ETAL  
C/O ED MCDONALD  
45561 CLUB DR  
INDIAN WELLS CA 92210

ASMT: 654150006, APN: 654150006  
SYLVIA MCGARRY, ETAL  
42855 CERRITOS DR  
BERMUDA DUNES CA 92203

ASMT: 654170022, APN: 654170022  
ANN PARK, ETAL  
3232 FOOTHILL BLV  
LA CRESCENTA CA 91214

ASMT: 654150008, APN: 654150008  
EDNA KEJZLAR, ETAL  
3446 VALLE VISTA DR  
CHINO HILLS CA 91709

ASMT: 654170039, APN: 654170039  
YOUNGSIM OH  
5043 MCCLURE LN  
CASTLE ROCK CO 80108

ASMT: 654150009, APN: 654150009  
RUTH BASE, ETAL  
P O BOX 1585  
UPLAND CA 91786

ASMT: 654180005, APN: 654180005  
LIDA SONBOLIAN, ETAL  
11950 SAN VICENTE NO 200  
LOS ANGELES CA 90049

ASMT: 654180007, APN: 654180007  
DAVID PAEK  
3450 WILSHIRE BL STE 610  
LOS ANGELES CA 90010

ASMT: 654190037, APN: 654190037  
BHATTI ENTERPRISES INC  
70041 DILLON RD  
DSRT HOT SPG, CA. 92241

ASMT: 654180022, APN: 654180022  
CALIENTE SPRINGS  
C/O TIMOTHY MANTHEI  
74711 DILLON RD  
DSRT HOT SPG CA 92241

ASMT: 654190038, APN: 654190038  
KAMP DESERT POOLS  
111 N 2ND AVE  
CHULA VISTA CA 91910

ASMT: 654190022, APN: 654190022  
CORKILL  
C/O DAVID J MILANI  
685 NOE ST NO 3  
SAN FRANCISCO CA 94114

ASMT: 654220026, APN: 654220026  
GENERAL TELEPHONE CO OF CALIF  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

ASMT: 654190030, APN: 654190030  
RACHEL LOSEY, ETAL  
67700 ONTINA RD  
CATHEDRAL CITY CA 92234

ASMT: 654220027, APN: 654220027  
CHIU SU, ETAL  
2409 VIA RAFAEL  
PALOS VERDES EST CA 90274

ASMT: 654190031, APN: 654190031  
CHRISTINE GRAHAM, ETAL  
P O BOX 2836  
BIG BEAR LAKE CA 92315

ASMT: 654220029, APN: 654220029  
DAVID PAEK  
3450 WILSHIRE BLV STE 610  
LOS ANGELES CA 90010

ASMT: 654190033, APN: 654190033  
ALMAR ACRES ASSN INC  
68950 ADELINA RD  
CATHEDRAL CITY CA 92234

ASMT: 654220030, APN: 654220030  
STUART RICE  
RICE STUART M TRUSTEE  
70875 DILLON RD  
DSRT HOT SPG, CA. 92241

ASMT: 654190035, APN: 654190035  
WHR PROP INC  
C/O CHIEF FINANCIAL OFFICER  
103 W TOMICHI AVE  
GUNNISON CO 81230

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Desert Edge Comm. Council  
ATTN: Huddleston, Sharon  
70-200 Dillon Rd #488  
Desert Edge, CA 92270

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Mojave Desert Air Quality Management  
District,  
14306 Park Ave  
Victorville, CA 92392

U.S. EPA Region IX, Environmental  
Review Office  
Attn: Anne Ardillo, NOWCC  
75 Hawthorne Street CED-2  
San Francisco, CA 94105

Mail Stop# 1450  
Riv. Co. Sheriff's Dept.

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Caliente II Solar LLC  
c/o Andy Atlyeh  
30 Galeana, Suite 100  
Foothill Ranch, CA 92610

Caliente Springs LLC  
c/o Timothy Manthei  
74711 Dillon RD  
Desert Hot Springs, CA 92241

Caliente II Solar LLC  
c/o Andy Atlyeh  
30 Galeana, Suite 100  
Foothill Ranch, CA 92610

Caliente Springs LLC  
c/o Timothy Manthei  
74711 Dillon RD  
Desert Hot Springs, CA 92241



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach P.E.**  
**Assistant TLMA 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. 3732

*Project Title/Case Numbers*

Russell Brady

*County Contact Person*

951-955-3025

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Caliente II Solar LLC

*Project Applicant*

30 Galeana STE 100 Foothill Ranch, CA 92610

*Address*

The project site is located north of Dillon Road, south of 16<sup>th</sup> Avenue, and east of Raquelita

*Project Location*

The Conditional Use Permit proposes to construct and operate a 3 megawatt (MW) fixed tilt utility scale photovoltaic solar power plant on 31.70 gross acres

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The proposed Conditional Use Permit would not result in any direct improvements or physical impacts on its own. Additionally, all impacts related to the ultimate development of the site were addressed by Environmental Assessment No. 42849
2. An Initial Study and Mitigated Negative Declaration was prepared for EA42849, the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the No Further Analysis is Required, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_


Please charge deposit fee case#: ZEA42849 ZCFG 06223

FOR COUNTY CLERK'S USE ONLY



Agenda Item No.:  
 Area Plan: Southwest  
 Zoning District: Rancho California  
 Supervisorial District: Third  
 Project Planner: Russell Brady  
 Planning Commission: June 7, 2017

GENERAL PLAN AMENDMENT NO. 1219  
 SPECIFIC PLAN NO. 106 AMENDMENT NO. 16  
 CHANGE OF ZONE NO. 7214  
 TENTATIVE TRACT MAP NO. 32323  
 Environmental Assessment No. 40350  
 Applicant: Richland Communities, Inc.  
 Engineer: KWC Engineers



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**SPECIFIC PLAN NO. 106 AMENDMENT NO. 16** proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation.

**GENERAL PLAN AMENDMENT NO. 1219** will implement the land use changes proposed by Amendment No. 16 to Specific Plan No. 106. In accordance with exhibit 6 of the staff report, GPA No. 1219 will change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan.

The overall Specific Plan is located southerly of Baxter Road, easterly of Briggs Road, westerly of Pourrouy Road, and northerly of Auld Road. The proposed areas of change for the Specific Plan Amendment is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road.

**CHANGE OF ZONE NO. 7214** proposes to change the zoning classification of the project site Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1).

**TENTATIVE TRACT MAP NO. 32323** proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

### Background:

The Dutch Village Specific Plan (Specific Plan No. 106) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to the original approval, the Board of Supervisors had adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

Pursuant to General Plan Policy LU 1.11, each adopted Specific Plan is identified as either a “Community Development”, “Rural Community” or “Rural” Specific Plan. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Pursuant to this policy, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. Therefore, although the project includes the change from Rural: Rural Residential (R:RR) to Community Development: Low Density Residential, since it is located within a Community Development Specific Plan it does not require a Foundation General Plan Amendment.

**ISSUES OF POTENTIAL CONCERN:**

*Highway 79 Policy Area*

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 10 dwelling units. The proposed project will result in 34 dwelling units, which exceeds the typical maximum allowed by the policy area by 24 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The applicant and owner of the property for the subject site owns other properties with approved Tentative Tract Maps that are similarly entitled for less units than could be achieved under the policy area. These consist of 2 dwelling units on TR31700 and 7 dwelling units on TR33303 that account for a total of 9 units underdeveloped elsewhere within the policy owner under similar ownership. Additionally, certain Specific Plans within the Highway 79 Policy Area have developed below the maximum allowed number of dwellings units. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Of these 396 units, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 281 units remaining from this Specific Plan alone. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 24 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6):    | Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) as reflected in the Specific Plan Land Use Plan |
| 2. Proposed General Plan Land Use (Ex. #6):    | Community Development: Low Density Residential (CD: LDR)   |
| 3. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD: MDR) to the west and south,   |

- |                                   |  |
|-----------------------------------|--|
| 4. Existing Zoning (Ex. #2):      | Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD:HDR), and Community Development: Commercial Retail (CD:CR) to the north, Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to the east |
| 5. Proposed Zoning (Ex. #2):      | Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5)   |
| 6. Surrounding Zoning (Ex. #2):   | One-Family Dwellings   |
| 7. Existing Land Use (Ex. #1):    | One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east  |
| 8. Surrounding Land Use (Ex. #1): | Vacant land  |
| 9. Project Data:                  | Single-family residential to the west and north, vacant land to the north and south, vacant land and water tanks to the east   |
| 10. Environmental Concerns:       | Total Acreage: 20.3<br>Total Proposed Units: 34<br>Proposed Minimum Lot Size: 7,200 square feet<br>Schedule: A   |

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-004** recommending adoption of General Plan Amendment No. 1219 and Amendment No. 16 to Specific Plan No. 106 as shown in Exhibit #6 to the Board of Supervisors; and,

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40350** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1219** that changes the land use designation on approximately 20 acres from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan amended by Amendment No. 16 to Specific Plan No. 106,

**SPECIFIC PLAN NO. 106 AMENDMENT NO. 16  
GENERAL PLAN AMENDMENT NO. 1219  
CHANGE OF ZONE NO. 7214  
TENTATIVE TRACT MAP NO. 32323  
Planning Commission Staff Report: June 7, 2017  
Page 4 of 10**

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and in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE AMENDMENT NO. 16 to SPECIFIC PLAN NO. 106** based on the findings and conclusions in the staff report, subject to adoption of the Specific Plan resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7214** that changes the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1) in accordance with Exhibit 3; and,

**APPROVE TENTATIVE TRACT MAP NO. 32323**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

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

1. The project site consisting of the Specific Plan area for change is designated Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) as reflected in the Specific Plan Land Use Plan on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the west and south, Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD:HDR), and Community Development: Commercial Retail (CD:CR) to the north, Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to the east.
3. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision. The proposed change from Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area generally north of Auld Road and west of Washington Street. In particular, the proposed project is consistent with the General Plan Vision components of Population Growth via quality developments and in a logical development pattern; Our Communities and Their Neighborhoods by being served by adequate local infrastructure; Healthy Communities by incorporating active park area to encourage physical activity; Conservation and Open Space Resource System by preserving the onsite drainage area as a sensitive biological resource and leaving the southern, more steep portion of the site ungraded to conserve natural features of the area; Air Quality by being below established emission thresholds to be consistent with regional emission goals; Sustainability and Global Environmental Stewardship by being below emission thresholds for greenhouse gases to be consistent with local and statewide greenhouse gas reduction targets;
4. The proposed General Plan Amendment does not involve a change in or conflict with any General Plan Principle set forth in General Plan Appendix B. The proposed General Plan Amendment specifically meets the General Plan Principles of conserving sensitive habitats with the preservation

of the existing drainage onsite (Principle III.B.1); provision of open space areas both via preservation of natural open areas and development of a neighborhood serving park (Principle III.C.1); encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances (Principle IV.A.1).

5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. Although the General Plan Amendment would change the foundation component of a portion of the project site from Rural to Community Development, pursuant to General Plan Policy LU 1.11, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Thus, the proposed amendment is consistent with the Community Development Foundation.
6. The proposed project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and Southwest Area Plan because the proposed amendment would maintain the primarily suburban style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Since 1973 and up to today, multiple new Specific Plans and Specific Plan Amendments have occurred in the surrounding area that along with the 2003 and 2015 General Plan updates have generally increased allowed densities in the surrounding area extending out from Winchester Road from more rural to suburban. Additionally, since the adoption of the General Plan in 2003 and the preparation of the 2015 General Plan in 2008, , multiple Tentative Tract Maps have been approved and developed in this area implementing the densities as designated in the General Plan. This has made the area a more suburban area that did not exist at the time of the original Specific Plan approval in 1973 and since the General Plan was comprehensively updated in 2003 or in 2008 when preparation began on the 2015 General Plan.
8. The project site is located within the Highway 79 Policy Area of the Southwest Area Plan.
9. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. As applied to the project area and its general plan land use designations, this 9% reduction would require the proposed project to be limited to 10 dwelling units. The Tentative Tract Map proposes 34 dwelling units, which exceeds the typical maximum allowed by the policy area by 24 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The applicant and owner of the property for the subject site owns other properties with approved Tentative Tract Maps that are similarly entitled for less units than could be achieved under the policy area. These consist of 2 dwelling units on TR31700 and 7 dwelling units on TR33303 that

account for a total of 9 units underdeveloped elsewhere within the policy owner under similar ownership. Additionally, when this policy area was created with the 2003 General Plan, the buildout assumptions and resulting traffic generation assumptions for already adopted Specific Plans were based on the total allowed units within a given Specific Plan. These assumptions have not changed. For Specific Plans where no further amendments were proposed, these Specific Plans were allowed to develop to their approved, entitled maximum number of dwelling units and not subject to the requirement to reduce their number of units by 9% based on implementation guidance developed by staff. Certain Specific Plans within Highway 79 Policy Area (policy area) have been identified that both have not been amended since the adoption of the 2003 General Plan (therefore entitled to the maximum number of units they were approved for) and that developed below the maximum allowed number of units they were entitled to. One of these Specific Plans (Specific Plan No. 213) accounts for a total of 396 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the General Plan. Of these 396 units, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 281 units remaining from this Specific Plan alone. Based on this review, there is a demonstrated reduction in units and traffic from these other projects that offset the additional 24 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

Although the application of a 9% reduction in density on an individual project basis has been the typical practice to achieve consistency with the policy area, the policy area also allows for a demonstration that sufficient reductions have occurred on other projects. Based on the above undeveloped units under similar ownership and Specific Plan units elsewhere in the policy area, this demonstrates that although the project individually exceeds the limit on units, there are reductions in units elsewhere in the policy area that are assumed to be developed within the traffic analysis for the General Plan that more than balance out the individual exceedance this project proposes. Therefore, the project is consistent with the Highway 79 Policy Area.

C 2.7: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

SWAP 9.2: Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.



10. The existing zoning is Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5). The project proposes to change the zoning to One-Family Dwellings (R-1).
11. The proposed use, single family residential is consistent with the proposed development standards set forth in the R-1 zone, in particular minimum lot size requirements of 7,200 square feet. All other applicable development standards related to lot width, depth, and frontage are met through the tentative tract map design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage development standards of the respective zone.
12. The project site is surrounded by properties which are zoned One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east.
13. Similar uses have been constructed and are operating in the general vicinity of the project.
14. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan.
15. This project is located within the Stephen's Kangaroo Rat Fee Area. Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits which include maps within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
16. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460, which include street improvements as shown on the Tentative Map, domestic water supply via Eastern Municipal Water District (as noted in condition of approval 10.E HEALTH.1 and 50.E HEALTH.5), fire protection with appropriate fire hydrant spacing (as noted in condition of approval 10.FIRE.7), domestic sewer service via Eastern Municipal Water District (as noted in condition of approval 10.E HEALTH.1 and 50.E HEALTH.5).
17. The design of the tentative tract map is consistent with the County's General Plan and the proposed Amendment to the Specific Plan. General Plan 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. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designation.



18. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential (CD:MDR) land use designations.
19. The project site is located within a local responsibility area and within a very high fire hazard severity zone.
20. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
21. The design of the tentative tract map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are no existing easements and dedications for access.
22. The project is located within the French Valley Airport Influence Area, specifically located within Compatibility Zones D and E of the French Valley Airport Land Use Compatibility Plan. As noted in the letter provided by the Riverside County Airport Land Use Commission dated September 18, 2006, the proposed project is consistent with the French Valley Airport Land Use Compatibility Plan.
23. This project is within the City Sphere of Influence of Temecula. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of the date of writing of this staff report.
24. This land division is located within a very high fire hazard severity zone and located within a Local Responsibility Area and is subject to the requirements of Government Code section 66474.02. This land division complies with all requirements of Government Code section 66474.02.
  - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (as noted in condition of approval 50.FIRE.7, 60.FIRE.1) and compliance with building code requirements for buildings within a very high fire severity zone.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet (as noted in condition of approval 50.TRANS.14), standards for signs identifying streets, roads and buildings, including blue dot reflectors(as noted in condition of approval 10.FIRE.6), minimum private water supply reserves for emergency fire use and residential fire sprinklers (as noted in condition of approval 80.FIRE.1), fuel breaks based on vegetation fuel

load, slope, and terrain located along the south side of the project (as noted in condition of approval 50.FIRE.7).

25. Notifications for SB18 consultation were sent out to Pechanga, Pala, and Soboba on August 24, 2006. No documented responses were received requesting consultation pursuant to SB18.
26. Notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017.
27. Environmental Assessment No. 40350 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Hydrology and Water Quality

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

### **CONCLUSIONS:**

1. The proposed project is in conformance with the proposed land use designations as shown on the Specific Plan Land Use Plan, and with all other policies and elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will have a potentially 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.

**SPECIFIC PLAN NO. 106 AMENDMENT NO. 16  
GENERAL PLAN AMENDMENT NO. 1219  
CHANGE OF ZONE NO. 7214  
TENTATIVE TRACT MAP NO. 32323  
Planning Commission Staff Report: June 7, 2017  
Page 10 of 10**

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2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A WRMSHCP Cell Group;
  - c. A Fault Zone;
  - d. A 100-year flood plain or dam inundation area; or
3. The project site is located within:
  - a. The City of Temecula sphere of influence;
  - b. The French Valley Airport Influence Area;
  - c. A Very High Fire Severity Zone;
  - d. An area with low potential for liquefaction;
  - e. An area susceptible to subsidence;
  - f. Valley-Wide Recreation and Parks District;
  - g. Riverside County Parks and Recreation District; and
  - h. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 963-010-006.

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**RESOLUTION 2017-004**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1219 AND**  
**SPECIFIC PLAN NO. 106 AMENDMENT NO. 16**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 7, 2017, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on June 7, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of a **Mitigated Negative Declaration** for Environmental Assessment No. 40350;

**APPROVAL** of **SPECIFIC PLAN NO. 106 AMENDMENT NO. 16**; and

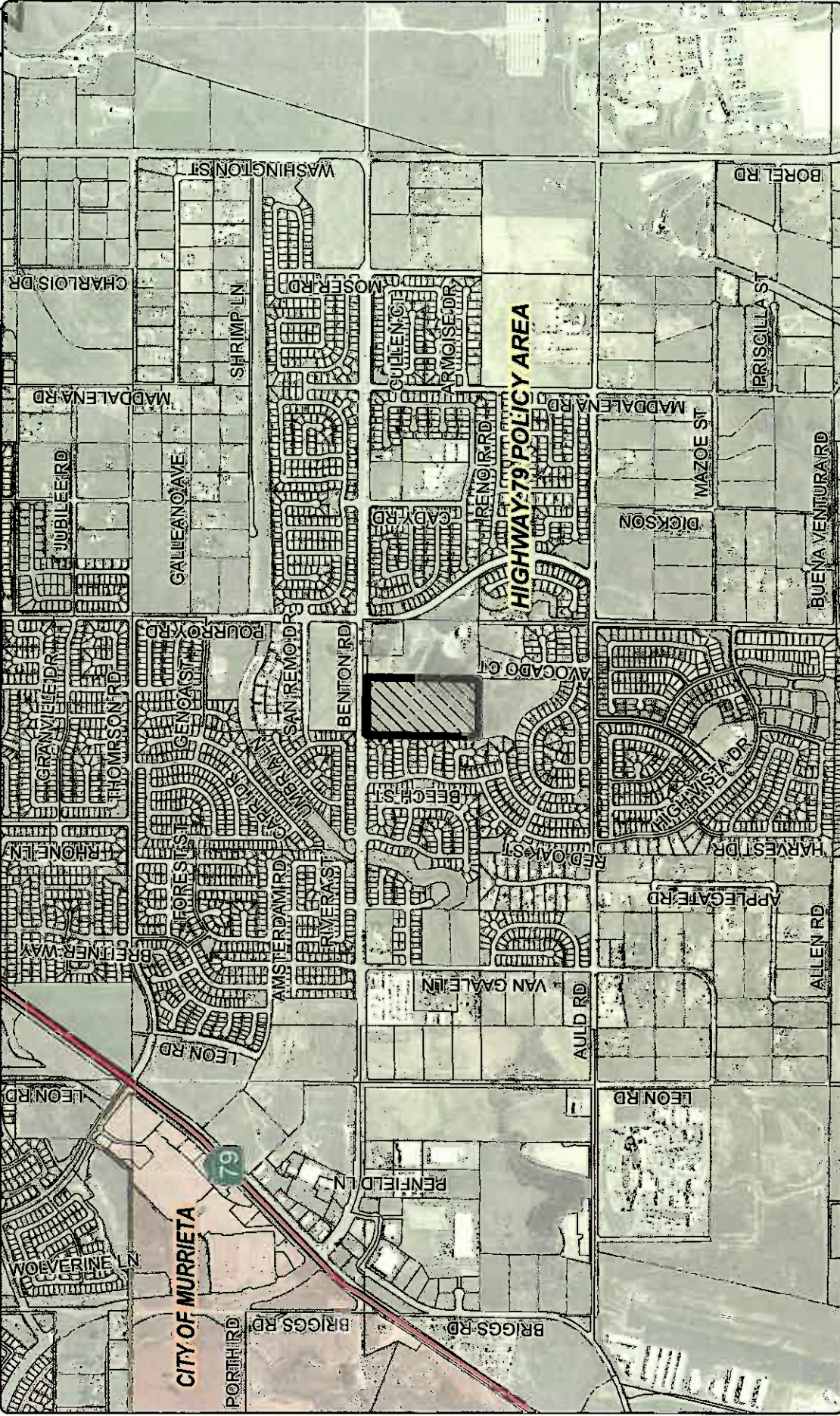
**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1219**.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07214 GPA01219 SP00106A16 TR32323**  
**VICINITY/POLICY AREAS**

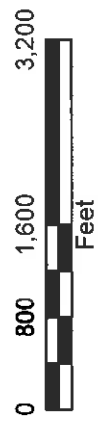
Supervisor: Washington  
 District 3

Date Drawn: 05/10/2017  
 Vicinity Map



Author: Vinnie Nguyen

Zoning Area: Rancho California



RESOURCES: On March 7, 2003, the Council of Riverside adopted a new General Plan outlining the local use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the existing zoning. For information on the General Plan for Riverside County, please contact the Planning Department at (951) 953-2300. Website: <http://www.riversideca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07214 GPA01219 SP00106A16 TR32323

Supervisor: Washington / District 3

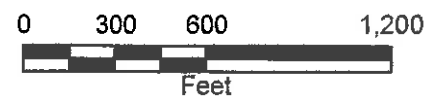
**LAND USE**

Date Drawn: 05/10/2017 / Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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.cslma.org>



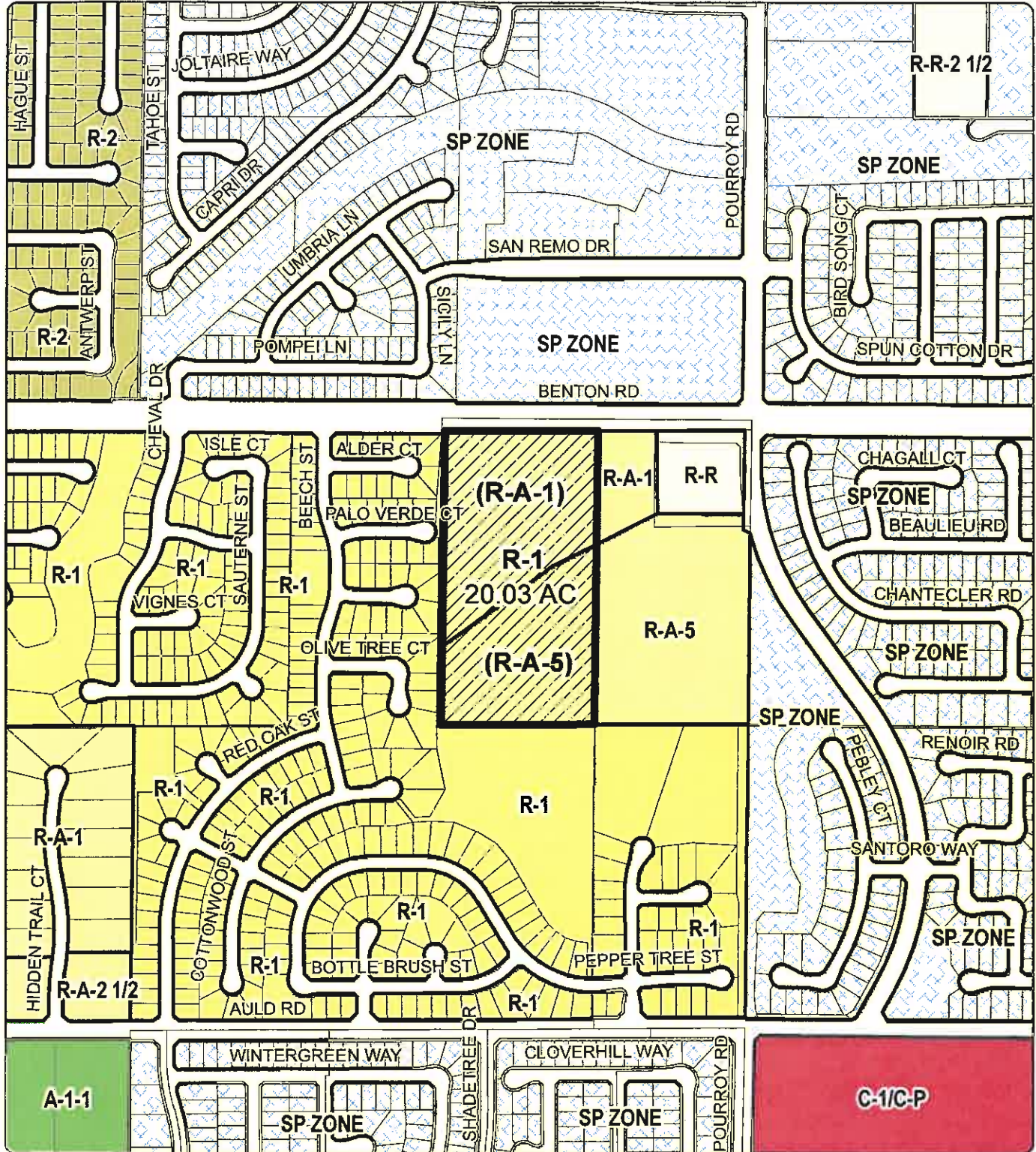
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07214 GPA01219 SP00106A16 TR32323

Supervisor: Washington / District 3

PROPOSED ZONING

Date Drawn: 05/10/2017 / Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen

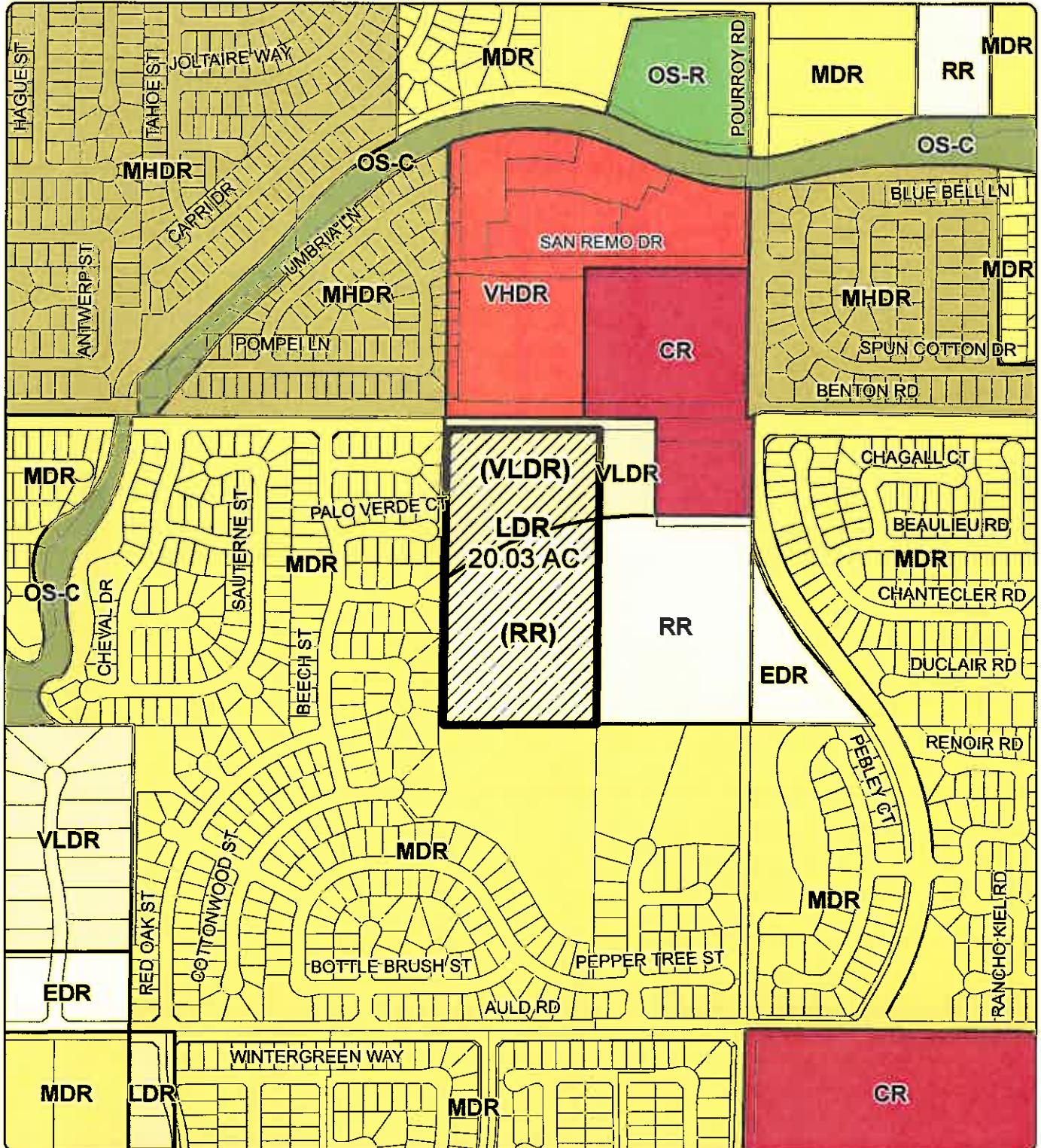


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplaa.org>



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07214 GPA01219 SP00106A16 TR32323**

Supervisor: Washington / District 3 **PROPOSED GENERAL PLAN** Date Drawn: 05/10/2017 / Exhibit 5



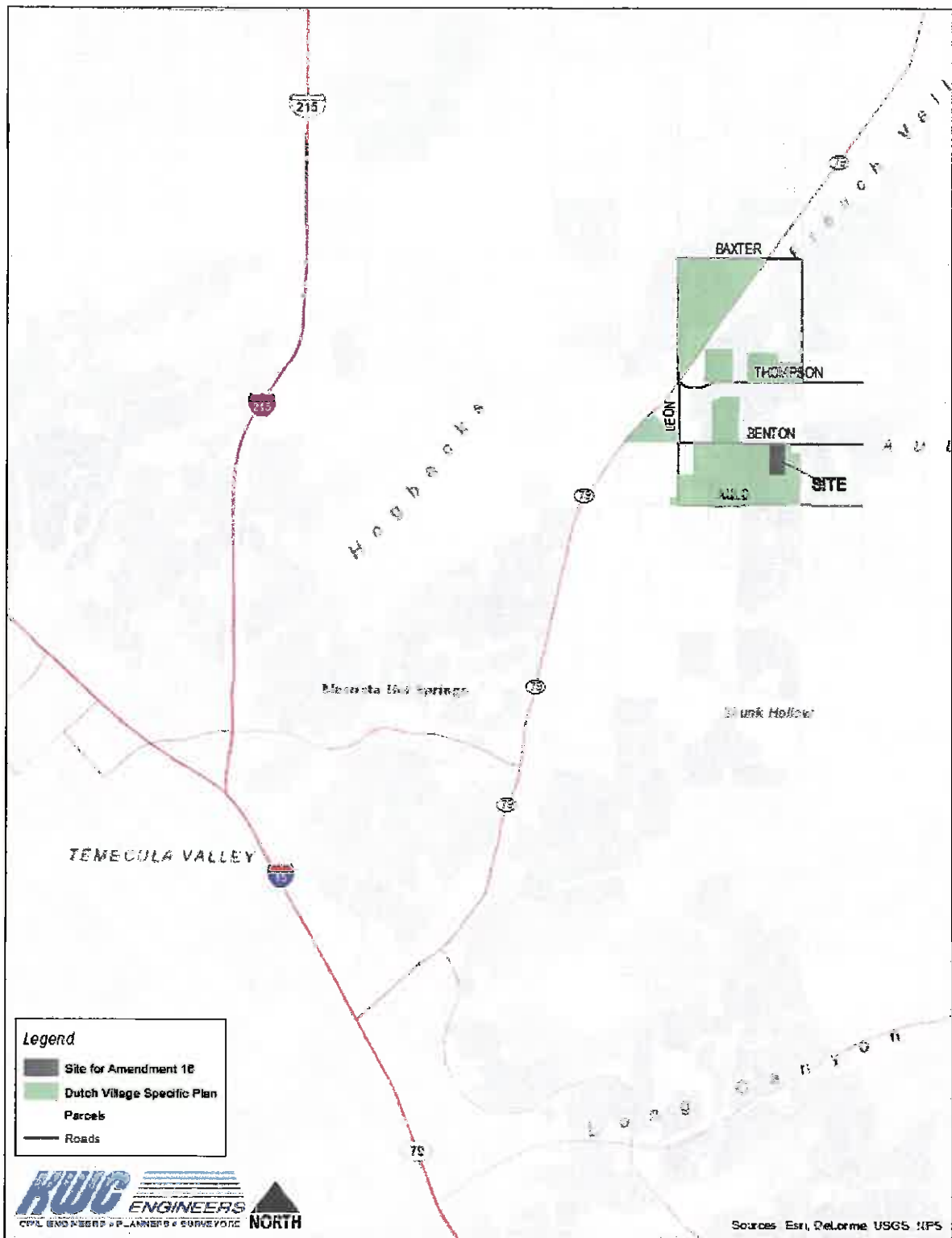
Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.mhna.org>

Figure 2: Vicinity Map



The existing Land Use Designation Acreage through Amendment No. 15 based on current County GIS data is compiled in Table 2 below.

**Table 2: Existing Land Use Designation Acreage**

<b>LAND USE DESIGNATION</b>	<b>AREA [acres]</b>	<b>PERCENT OF TOTAL</b>
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	30.93	4.2%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	25.73	3.5%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

# **SPECIFIC PLAN 106 (DUTCH VILLAGE)**

## **Amendment No. 16 4th Screencheck Document**

**May 2017**

**Project Sponsor:**

**Richland Communities, Inc.**  
3161 Michelson Drive, Suite 425  
Irvine, California 92612

Contact Person: Mike Byer, Director of Acquisitions  
(949) 261-7010

**Lead Agency:**

**Riverside County Planning Department**  
4080 Lemon Street, 9th Floor  
P.O. Box 1409  
Riverside, California 92502-1409

Contact Person: Russel Brady, Project Planner  
(909) 955-3025

**Prepared by:**

**KWC Engineers**  
1880 Compton Avenue, Suite 100  
Corona, California 92881

Contact Person: Mike Taing, Sr. Project Manager  
(951) 734-2130

This amendment modifies Specific Plan No. 106, which has been incorporated into the County's Comprehensive General Plan. Specific Plan No. 106 had previously been adopted by the Riverside County Board of Supervisors through Resolution No. 73-190 (dated June 6, 1973) and amended through the following resolutions:

Resolution No. 82-191 (dated June 1, 1982); Resolution No. 86-416 (dated October 14, 1986); Resolution No. 92-459 (dated October 20, 1992); Resolution No. 95-114 (dated May 9, 1995); Resolution No. 95-161 (dated September 19, 1995); Resolution No. 99-446 (dated December 21, 1999); Resolution No. 99-447 (dated December 21, 1999); Resolution No. 2001-326 (dated December 18, 2001); Resolution 2002-143 (dated May 7, 2002); Resolution No. 2004-057 (dated March 23, 2004); Resolution No. 2004-058 (dated March 23, 2004); Resolution 2005-046 (dated February 15, 2005); and Resolution 2004-172 (dated June 15, 2004).

The current project is the 16<sup>th</sup> Amendment to Specific Plan No. 106 (Dutch Village). Amendment No. 16 to Specific Plan No. 106 (Dutch Village) changes the site's land use designation from "Very Low Density Residential (5 acre minimum lot size)" and "Rural Residential (5 acre minimum lot size)" to "Low Density Residential (1 to 2 Dwelling Units per Acre)". Approximately 7.13 acres of VLDR and 12.90 acres of RR will be amended to reflect a proposed development plan for 20.03 acres of LDR designation. Table 3 identifies a breakdown of the proposed Land Use Designation Acreage post SP 106 Amendment No. 16. Additional information is provided and described in detail in Section III below.

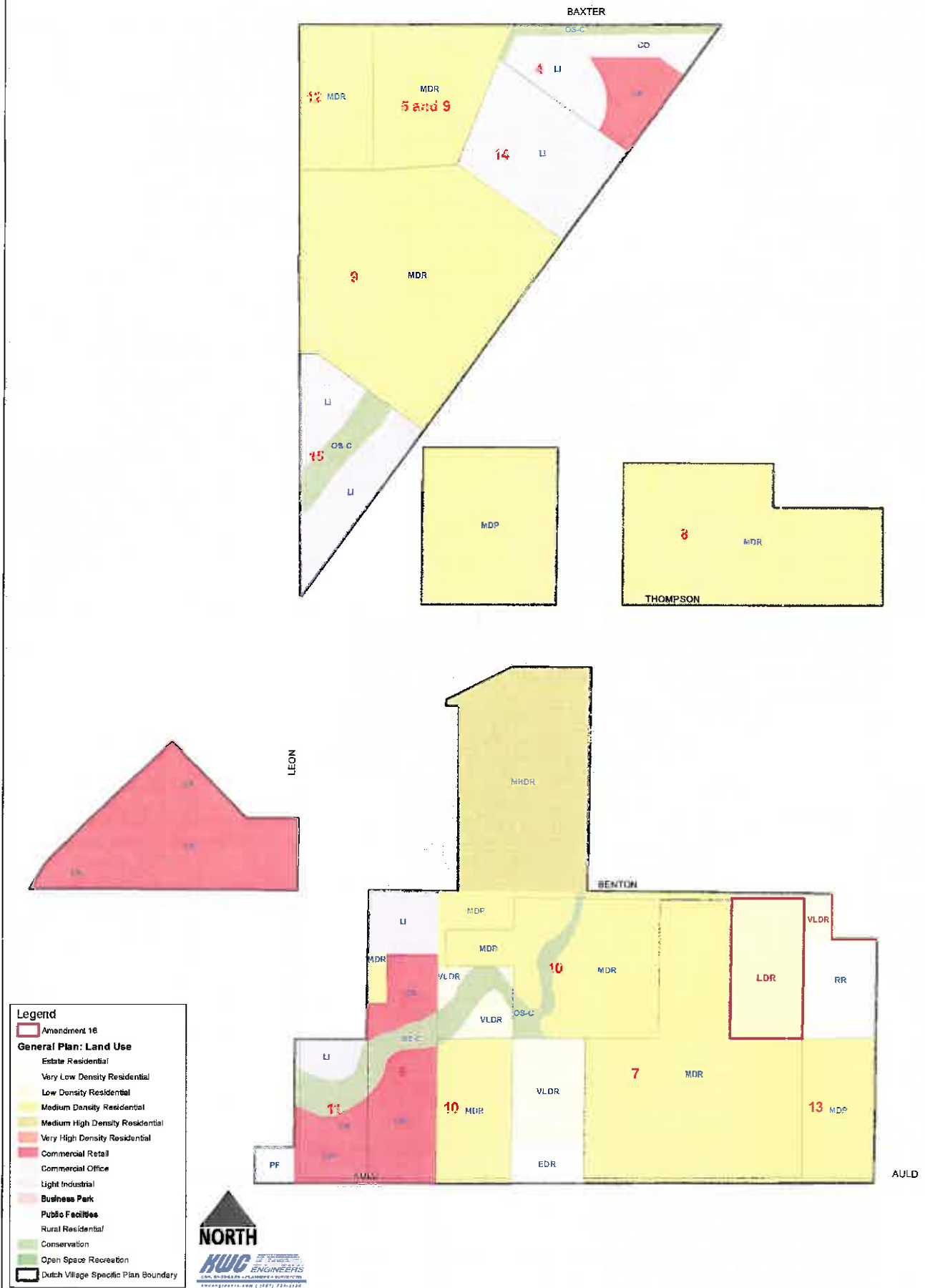
**Table 3: Proposed Land Use Designation Acreage**

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	23.80	3.3%
Low Density Residential (MDR) (1 - 2 Dwelling Units per Acre)	20.03	2.7%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	12.83	1.7%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16)



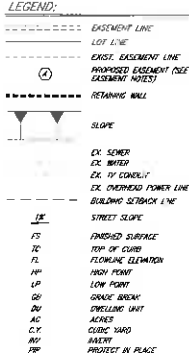
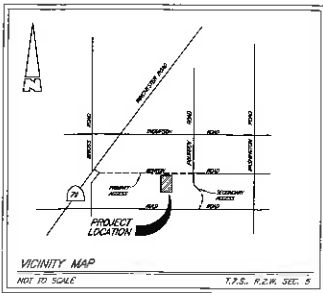
**Figure 7**  
**Land Use Plan**  
**(Through Amendment No. 16)**  
*Dutch Village Specific Plan*





# TENTATIVE TRACT NO. 32323

## IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



### GENERAL NOTES

1. PREPARED: AUGUST 2016
2. SITE ACRES: 20.03 ACRES GROSS, 13.86 ACRES NET
3. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
4. ALL STREETS HEREON SHALL BE PUBLIC
5. THIS TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND SHOWN
6. THIS PROJECT IS WITHIN THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
7. THIS PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
8. THIS PROJECT IS SUBJECT TO VERY LOW LIQUEFACTION POTENTIAL, THE PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL STUDIES ZONE OR SUBJECT TO OTHER GEOLOGIC HAZARD
9. THIS PROJECT IS LOCATED WITHIN THE DUTCH VILLAGE SPECIFIC PLAN NO. 108
10. THE FINAL DESIGN OF THIS PROJECT WILL CONSIDER AND COMPLY WITH RIVERSIDE COUNTY WMP
11. NO STRUCTURES ARE TO BE LOCATED WITHIN ANY DESIGNATED
12. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS RESIDENTIAL TRACT MAP BOUNDARY
13. ALL SLOPE ARE 2:1 UNLESS NOTED ON PLAN
14. FUEL MODIFICATION AREAS DESIGNATED WITHIN RESIDENTIAL LOT SHALL BE PRIVATELY MAINTAINED BY HOMEOWNER OR BY A DESIGNATED FUEL MOD. LOT

### ASSessor's PARCEL NUMBERS:

902-010-000-5

### ADJACENT LAND USE:

MED. DENSE MEDIUM DENSITY RESIDENTIAL EAST AND SOUTH, MOUNT

### THOMAS BROS. MAP:

2012 RIVERSIDE COUNTY PAGE 928, GRID D1

### RAW EARTHWORK

EX. CUT: 85,270 C.Y.  
FILL: 80,980 C.Y.  
NET: 4,300 C.Y.

### PROJECT DENSITY

TOTAL LOTS: 34  
TOTAL GROSS AREA: 20.03 ACRES  
DENSITY = 34 / 20.03 = 1.70 DU/AC

### HIGHWAY 78 POLICY CALCULATION

8.0 AC x 1.0 DU/AC = 8.0 = 8 DU ALLOWED IN VEH. DESIGNATION  
12.0 AC x 0.50 DU/AC = 6.0 = 6 DU ALLOWED BY THE DESIGNATION  
TO 10' x 20' AT 1.0 AC = 0.50 DU/AC ALLOWED PER HIGHWAY 78 POLICY  
34 DU / 20.03 AC = 1.7 DU/AC PROPOSED DENSITY

### NOTES:

FROM TRACT MAP RECONSTRUCTION (E) DEVELOPMENT SUBJECT TO HIGHWAY 78 POLICY AREA COMPLIANCE AND PAYMENT OF REGISTRATION FEE.

### DEVELOPER:

RICHLAND COMMUNITIES, INC.  
3161 MICHELSON, SUITE 425  
IRVINE, CA 92612  
(949) 261-7010

### OWNER:

RICHLAND COMMUNITIES, INC.  
3161 MICHELSON, SUITE 425  
IRVINE, CA 92612  
(949) 261-7010

### ENGINEER:

HWC ENGINEERS  
1800 COMPTON AVENUE  
SANTA ANA, CA 92701-1300  
(714) 214-1100

### LEGAL DESCRIPTION:

PARCELS 8 OF THE BARGE MAP ON FILE IN BOOK A, PAGE 27 OF PUBLIC MAPS, RIVERSIDE COUNTY, CALIFORNIA

### UTILITY NOTES:

WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
POWER: S.C. CALIFORNIA ENERGY CO.  
CABLE TV: TRAC MOUNTAIN  
PHONE: VERIZON  
GAS: SOUTHERN CALIFORNIA GAS CO.

### EXISTING / PROPOSED ZONING:

EXISTING: MOUNTAIN 8.0 ACRES: R-4-1  
SOUTHERLY 12.0 ACRES: R-4-5  
PROPOSED: R-1 SINGLE FAMILY RESIDENTIAL

### EXISTING / PROPOSED LAND USE:

EXISTING: MOUNTAIN 8.0 ACRES: VEH.  
SOUTHERLY 12.0 ACRES: RR  
PROPOSED: MED. MEDIUM DENSITY RESIDENTIAL

### NUMBERED LOTS:

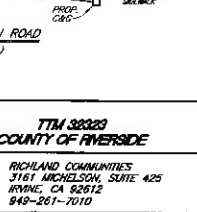
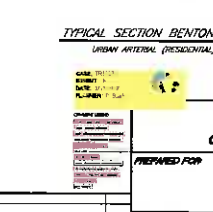
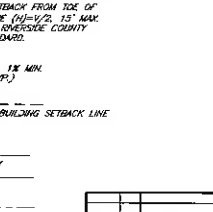
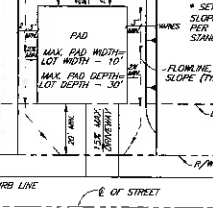
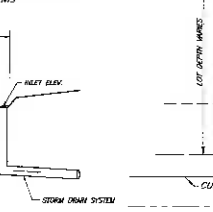
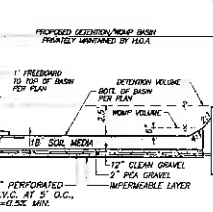
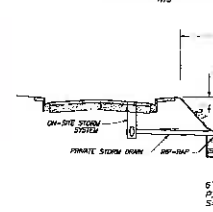
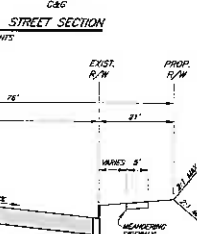
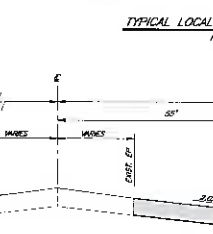
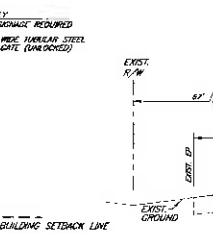
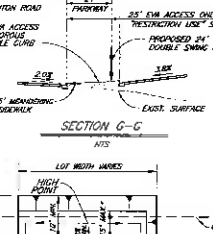
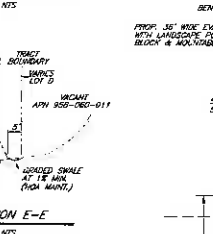
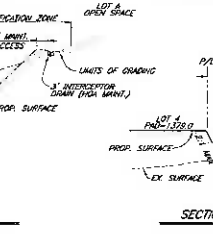
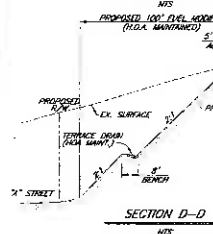
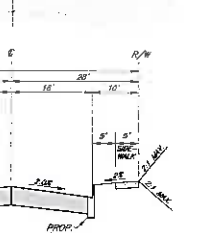
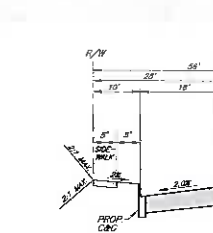
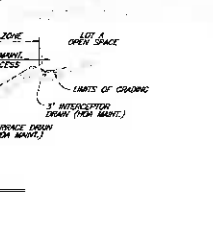
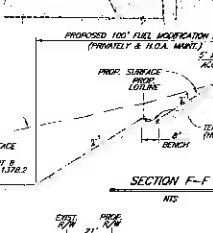
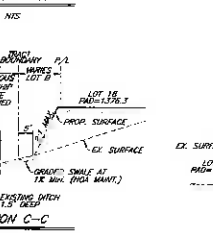
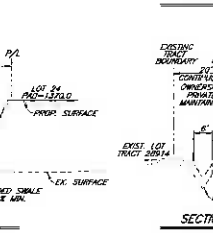
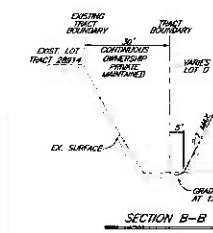
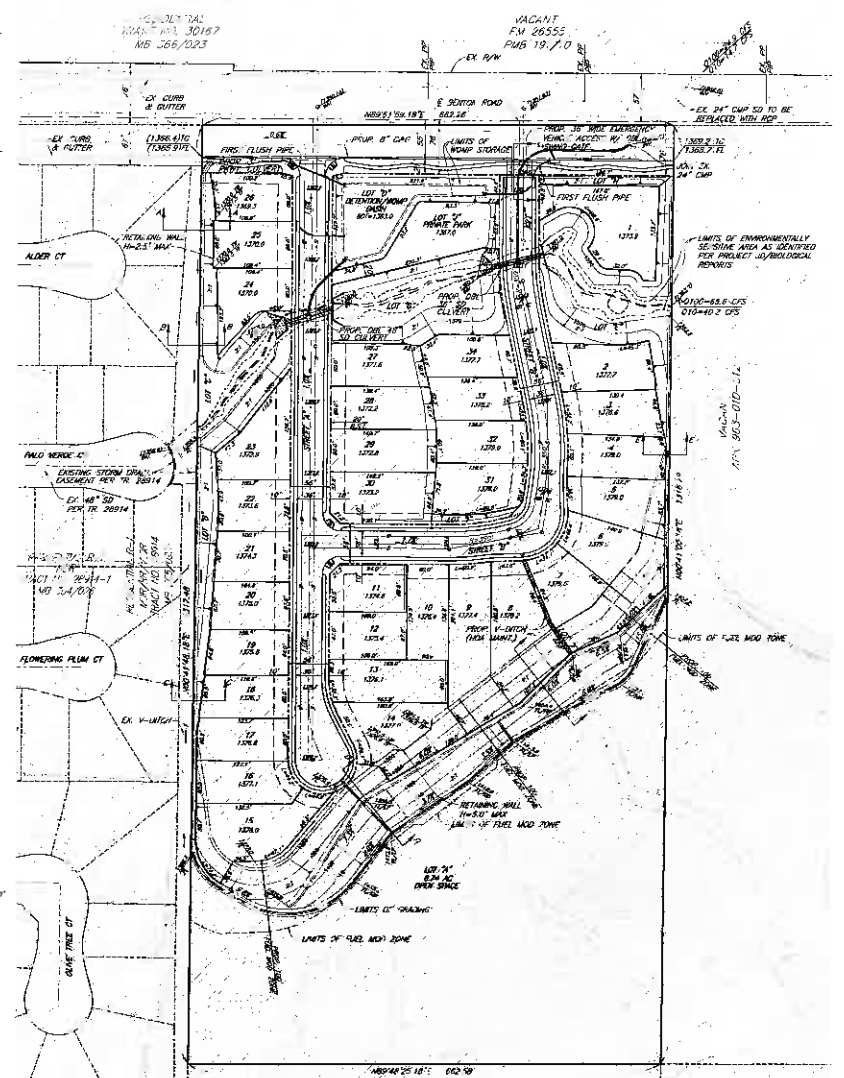
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2	8,872.0	8,872.0
3	8,872.0	8,872.0
4	8,872.0	8,872.0
5	8,872.0	8,872.0
6	8,872.0	8,872.0
7	8,872.0	8,872.0
8	8,872.0	8,872.0
9	8,872.0	8,872.0
10	8,872.0	8,872.0
11	8,872.0	8,872.0
12	8,872.0	8,872.0
13	8,872.0	8,872.0
14	8,872.0	8,872.0
15	8,872.0	8,872.0
16	8,872.0	8,872.0
17	8,872.0	8,872.0
18	8,872.0	8,872.0
19	8,872.0	8,872.0
20	8,872.0	8,872.0
21	8,872.0	8,872.0
22	8,872.0	8,872.0
23	8,872.0	8,872.0
24	8,872.0	8,872.0
25	8,872.0	8,872.0
26	8,872.0	8,872.0
27	8,872.0	8,872.0
28	8,872.0	8,872.0
29	8,872.0	8,872.0
30	8,872.0	8,872.0
31	8,872.0	8,872.0
32	8,872.0	8,872.0
33	8,872.0	8,872.0
34	8,872.0	8,872.0

### LETTERED LOTS:

LOT	AREA (SQ. FT.)	LAND USE	MAINTENANCE RESPONSIBILITY
A	8,872.0	VEH. STORAGE	HOMEOWNER
B	8,872.0	VEH. STORAGE	HOMEOWNER
C	8,872.0	VEH. STORAGE	HOMEOWNER
D	8,872.0	VEH. STORAGE	HOMEOWNER
E	8,872.0	VEH. STORAGE	HOMEOWNER
F	8,872.0	VEH. STORAGE	HOMEOWNER
G	8,872.0	VEH. STORAGE	HOMEOWNER
H	8,872.0	VEH. STORAGE	HOMEOWNER
I	8,872.0	VEH. STORAGE	HOMEOWNER
J	8,872.0	VEH. STORAGE	HOMEOWNER
K	8,872.0	VEH. STORAGE	HOMEOWNER
L	8,872.0	VEH. STORAGE	HOMEOWNER
M	8,872.0	VEH. STORAGE	HOMEOWNER
N	8,872.0	VEH. STORAGE	HOMEOWNER
O	8,872.0	VEH. STORAGE	HOMEOWNER
P	8,872.0	VEH. STORAGE	HOMEOWNER
Q	8,872.0	VEH. STORAGE	HOMEOWNER
R	8,872.0	VEH. STORAGE	HOMEOWNER
S	8,872.0	VEH. STORAGE	HOMEOWNER
T	8,872.0	VEH. STORAGE	HOMEOWNER
U	8,872.0	VEH. STORAGE	HOMEOWNER
V	8,872.0	VEH. STORAGE	HOMEOWNER
W	8,872.0	VEH. STORAGE	HOMEOWNER
X	8,872.0	VEH. STORAGE	HOMEOWNER
Y	8,872.0	VEH. STORAGE	HOMEOWNER
Z	8,872.0	VEH. STORAGE	HOMEOWNER

### STREET LOTS:

STREET NAME	E. LENGTH	REMARKS
ALDER CT	887.1	FILL
FLORENCE PLUM CT	887.1	FILL
BENTON RD	887.1	FILL
SECTION	887.1	FILL



**TRM 32323**  
**COUNTY OF RIVERSIDE**

PREPARED FOR: RICHLAND COMMUNITIES  
3161 MICHELSON, SUITE 425  
IRVINE, CA 92612  
949-261-7010

PREPARED BY: **HWC ENGINEERS**

SHEET 1 OF 1 SHEETS

NO.	BY	REVISIONS	DATE



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219,  
Change of Zone No. 7214, Tentative Tract Map No. 32323

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: Russell Brady Title: Project Planner Date: May 10, 2017

Applicant/Project Sponsor: Richland Communities, Inc. Date Submitted: October 12, 2005

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 5/10/17  
\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\SP00106A16-AG\DH-PC-BOS Hearings\DH-PC\TR32323.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA40350 ZCFG03802

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40350

**Project Case Type (s) and Number(s):** Specific Plan No.106 Amendment No. 16 (G,) General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Russell Brady, Project Planner

**Telephone Number:** (951) 955-3025

**Applicant's Name:** Canadian Pacific, LLC and Strack Farms Land, LLC

**Applicant's Address:** 3161 Michelson Drive, Suite No. 425, Irvine, CA 92612

### I. PROJECT INFORMATION

#### A. Project Description:

**Specific Plan 106 Amendment No. 16** proposes to change the land use designation of the subject site from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR).

The overall Specific Plan is located southerly of Baxter Road, easterly of Briggs Road, westerly of Pourrouy Road, and northerly of Auld Road. The proposed areas of change for the Specific Plan Amendment is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road.

**General Plan Amendment No. 1219** proposes to change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan.

**Change of Zone No. 7214** proposes to change the zoning classification of the project site Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1).

**Tentative Tract Map No. 32323** proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

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

**C. Total Project Area:** 51.14 Acres

<b>Residential Acres:</b> 20.3	<b>Lots:</b> 34	<b>Units:</b> 34	<b>Projected No. of Residents:</b> 102
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 963-010-006

**E. Street References:** Northerly of Auld Road, southerly of Benton Road, and westerly of Pourroy Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 5, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently undeveloped land with an elevation range of 1,364 to 1,538 feet. Within the project vicinity are existing single family residential dwellings to the west and south, vacant property to the east, and vacant property and single family residential dwellings to the north. A drainage course runs along the project's western boundary bordering the existing residential development to the west.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements and Policies:

- 1. Land Use:** The project site's existing General Plan Land Use designation is Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) and Rural: Rural Residential (R:RR) (5 acre minimum). The project proposes to change the land use designation of the site to entirely Community Development: Low Density Residential (CD:LDR) (1-2 dwelling units per acre). Although the General Plan Amendment would change the foundation component of a portion of the project site from Rural to Community Development, pursuant to General Plan Policy LU 1.1, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations.

The project site is located within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The proposed project meets all other applicable land use policies of the General Plan.

- 2. Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the project submitted for this project and determined that required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The project is within a very high fire hazard area. The project is not located within an Alquist-Priolo or County Fault Zone. The proposed project meets all other applicable Safety element policies.

5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project shall create 34 residential lots. The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

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

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

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 acre minimum), Rural Residential (RR) (5 acre minimum)

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

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

**G. Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Community Development: (CD) to the north, east, west, and south, Rural (R) to the east.

3. **Land Use Designation(s):** Medium Density Residential (MDR) to the west and south, Medium High Density Residential (MHDR), High Density Residential (HDR), and Commercial Retail (CR) to the north, Very Low Density Residential (VLDR) and Rural Residential (RR) to the east.

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

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

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** 106

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5)

**J. Proposed Zoning, if any:** One-Family Dwellings (R-1)

**K. Adjacent and Surrounding Zoning:** One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<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

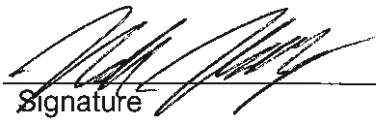
**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment <b>NOTHING FURTHER IS REQUIRED</b> 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, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> 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

5/15/17  
Date

Russell Brady, Project Planner  
Printed Name

For Charissa Leach, P.E., Assistant TLMA 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located Northerly of Auld Road, southerly of Benton Road, and westerly of Pourroy Road and within close proximity to Highway 79. Pursuant to Figure C-9 "Scenic Highways" of the Riverside County General Plan, Highway 79 is not State Designated nor County or State Eligible as a scenic highway. The next closest scenic highway would be I-215, which is a County Eligible scenic highway. The site is not visible from this highway, so would not have an impact on any scenic highways.

b) The proposed is not located within close proximity to scenic resources, landmark features, or any scenic vistas and as such, the project will have no impact. Surrounding features within close proximity to the project site consist of vacant property and single family residential dwellings. Neither of the previously addressed features are designated landmark features or in an area that creates a scenic view. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

Source: GIS database, Ord. No. 655

Findings of Fact:

a) The proposed project is located 20.89 miles from the Mount Palomar Observatory and within Zone B of the Special Lighting Area which surrounds the Mount Palomar Observatory. Riverside County Ordinance No. 655 identifies specific methods of installation and shielding requirements for lamp sources and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Through the incorporation of lighting requirements of Ordinance No. 655, the project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact:

a-b) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels since it would include lighting fixtures and lighting levels typical of a residential community that would be compatible with the immediate surrounding area. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project site is adjacent to existing and planned compatible uses. The amount of light that will be created is consistent with levels found in typical residential developments. Also, the majority of residential uses surrounding the project site are separated from the site by canyons and are not directly adjacent to the property. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source Riverside County General Plan Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a) Through the utilization of GIS and outlined in Figure OS-17 "Agricultural Resources" of the Riverside County General Plan, the proposed project is located within an area that is designated as "Farmland of Local Importance" and "Other Lands". Within vicinity of the project area, the closest "prime farmland" is located farther south near the City of Temecula. In result, the project would not convert prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b) The proposed project will not conflict with existing agricultural uses nor is the project located within or adjacent to an existing agricultural preserve. The closest agriculture preserve within vicinity of the project site is the Murrieta Hot Springs Agriculture Preserve No. 3, which is located to the west and southwest of the project site. As outlined through GIS, the closest segment of the Murrieta Hot Springs Agriculture Preserve No. 3 is 0.79 miles from the site. The proposed project will have no impact to this agricultural preserve or any other agricultural preserve.

c-d) No agricultural land uses apparently exist in the immediately surrounding area. Additionally, designated land uses within close vicinity of the project site consist of Medium Density Residential (MDR), Very High Density Residential (VHDR), Rural Residential (RR), and Commercial Retail (CR). The project is not located within 300 feet of agriculturally zoned property nor will the project involve changes which, due to their located or nature, could result in the conversion of Farmland to non-agricultural uses. As such, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<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) The project will not conflict with any zoning related to forest land, the County has no such zoning, and there is no forest land onsite or near the project site. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

**Findings of Fact:**

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan and a Specific Plan Amendment but is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

**South Coast Air Basin Attainment Status – Riverside County**

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PM <sup>10</sup>	Attainment	Nonattainment		
PM <sup>2.5</sup>	Nonattainment	Nonattainment		
CO	Unclassified/Attainment	Attainment		
NO <sub>2</sub>	Unclassified/Attainment	Attainment		
SO <sub>2</sub>	Attainment	Attainment		
Pb	Unclassified/Attainment	Attainment		

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

**Construction Emissions**

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. 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. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations have been applied to the air quality analysis and are reflected in the emission estimates. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

**Maximum Daily Construction Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads

**Operational Emissions**

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2018. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Maximum Daily Operational Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
<b>Total Emissions</b>	<b>5.24</b>	<b>4.04</b>	<b>15.70</b>	<b>0.04</b>	<b>2.62</b>	<b>0.79</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

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

Surrounding land uses 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 nearest school (French Valley Elementary School) is located approximately ¼-mile to the east of the project along Benton Road. The project will not include major transportation facilities, manufacturing uses, or generate significant odors that would affect the school.

*Carbon Monoxide Hotspots*

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

*Localized Significance Threshold Analysis*

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

The tables below titled On-Site Preparation Construction LST Emissions and On-Site Grading Construction LST Emissions identify the emissions during construction at the nearest residences are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

**On-Site Preparation Construction LST Emissions (lbs/day)**

Emissions	NO <sub>x</sub>	CO	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	27.16	30.44	8.90	4.99
<b>LST Threshold</b>	<b>303</b>	<b>1,533</b>	<b>10</b>	<b>6</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: Urban Crossroads				

**On-Site Grading Construction LST Emissions (lbs/day)**

Emissions	NO <sub>x</sub>	CO	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	33.63	41.46	5.15	2.81
<b>LST Threshold</b>	<b>325</b>	<b>1,677</b>	<b>11</b>	<b>7</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: Urban Crossroads				

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development would be located within one mile of Winchester Road/State Route 79, which is considered a line-source emitter and not a point source emitter. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter.

f) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project-

**7. Wildlife & Vegetation**

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

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

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

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

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental, Inc. dated December 19, 2016 (PDB06426 Revised 1)

Revised Habitat Assessment, Focused Narrow Endemic Plant and Burrowing Owl Survey Report with MSHCP Consistency Analysis prepared by L&L Environmental, Inc. dated August 2016 (Revised November 2016) (PDB06398 Revised 1)

Jurisdictional Delineation with Least Environmentally Damaging Practical Alternative prepared by L&L Environmental, Inc. dated August 2016 (PDB06397)

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan Southwest Area Plan. The project site is not located within a Criteria Cell.

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

According to the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental, Inc. dated December 19, 2016, the project will impact 0.102 acres of MSHCP Riparian/Riverine resources. The project proposes to offset the impacts at a 2:1 ratio by purchasing 0.204 acres of mitigation credit at the Skunk Hollow (Barry Jones) Mitigation Bank. The project has been conditioned by the County of Riverside to provide proof that the mitigation credits have been purchased prior to grading permit issuance.

The proposed project will avoid 0.303 acres of MSHCP Riparian/Riverine resources. To ensure that proposed grading activities do not encroach into the avoidance area, the County of Riverside has conditioned the project prior to grading permit issuance for a grading plan check, temporary fencing, and biological monitoring work plan. The County of Riverside has conditioned the project prior to grading permit or prior to map recordation (whichever occurs first) for a conservation easement and an Environmental Constraints Sheet (ECS) to ensure the long-term protection of the avoidance area. Additionally, prior to grading permit issuance, the Environmental Programs Department will review the Fire Protection and Vegetation Management Plan to ensure that any proposed fire maintenance activities do not encroach into the avoidance area.

No vernal pool habitat was identified in the survey area and no fairy shrimp or fairy shrimp habitat was observed during the survey. Soils within the drainage feature are mapped as loam. Water was not observed standing or puddling within the drainage.

The project will be consistent with Section 6.1.2 of the MSHCP with mitigation incorporated.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is located within the required habitat assessment area for the following Narrow Endemic Plant Species: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis. According to the MSHCP Habitat Assessment prepared by L&L Environmental, the project site was determined to have suitable habitat for Narrow Endemic Plant Species; therefore, focused botanical surveys were completed on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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following dates: May 17, 2015, July 12, 2015, August 17, 2015, February 23, 2016, March 11, 2016, and March 18, 2016. No Narrow Endemic Plant Species were observed during the focused surveys.

California Orcutt grass, spreading navarretia, San Diego ambrosia, and Wright's trichocoronis are not expected to occur due to heavily impacted potential habitat and limited distribution. Suitable habitat for Munz's onion and many-stemmed dudleya is present onsite; however, survey results were negative. There is the possibility that these two species were affected by increased heat and drought. Munz's onion were observed growing at reference sites during the current survey period, although numbers were significantly reduced which provides evidence that the species did bloom during the survey period. The project site is located on the eastern margin of the range of many-stemmed dudleya in Riverside County, which indicates a lower potential for this species to occur onsite. With heavy and regular disturbance within nonnative grassland and the avoidance of the majority of the coastal sage scrub in the survey area, the potential that these species will be impacted is low.

The proposed project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The proposed project is 0.75 miles from the closest MSHCP Conservation Area. The project will not impact Conservation Areas. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted on August 18 through August 21, 2015. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with mitigation incorporated.

b) A single male coastal California gnatcatcher (CAGN) was observed during a field survey. The observation occurred just offsite outside of the southeast corner of the site within coastal sage scrub. After the brief observation, the male flew east into a southeast-facing slope containing coastal sage scrub. The area is fenced and not easily accessed. It is not known if these birds previously nested in the area or were foraging. No nest sites were observed. The observation lasted approximately 10 minutes and the CAGN was not approached to avoid harassment. Although the CAGN is a state-listed threatened species, it is considered a "Covered Species Adequately Conserved" under the MSHCP. To prevent impacts to active bird nests, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance. Impacts related to threatened or endangered species will be less than significant with adherence to Riverside County conditions of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The San Diego black-tailed jackrabbit was observed on the project site. The San Diego black-tailed jackrabbit is a State Species of Special Concern; however, it is considered a "Covered Species Adequately Conserved" under the MSHCP.

The project site was determined to have suitable habitat burrowing owl, a State Species of Special Concern. Additional surveys are required for burrowing owl in order to achieve coverage under the MSHCP (Section 6.3.2). Therefore, to prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. Impacts to candidate, sensitive, or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

d) The proposed project is not located adjacent to an MSHCP Conservation Area or MSHCP Linkage. Suitable habitat for nesting birds is present on the project site. Therefore, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance to prevent impacts to active bird nests. Impacts related to 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 will be less than significant with adherence to Riverside County conditions of approval.

e) According to the Jurisdictional Delineation with Least Environmentally Damaging Practical Alternative prepared by L&L Environmental, Inc. dated August 2016, the proposed project will impact 0.102 acres (4,443 square feet) of state streambed, of which 0.006 acres (261 square feet) are federal "Waters of the U.S."

The impacts to state streambed and MSHCP Riparian/Riverine resources are consistent. The project proposes to offset the impacts at a 2:1 ratio by purchasing 0.204 acres of mitigation credit at the Skunk Hollow (Barry Jones) Mitigation Bank. The project has been conditioned by the County of Riverside to provide proof that the mitigation credits have been purchased prior to grading permit issuance. Impacts will be less than significant with incorporation of mitigation.

f) No state or federal wetlands and no MSHCP Riparian Habitat will be impacted by project related impacts. No impacts will occur.

g) No oak trees are present on the project site. Therefore, the project is not subject to the Riverside County Oak Tree Management Guidelines. No impacts will occur.

**Mitigation: Proof of Mitigation Credits:** Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

**Monitoring: Biological Monitoring:** Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and a Biological Monitoring Work Plan shall be submitted for EPD review and approval. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Site visit, Project Application Materials, "Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County", dated 9/29/15, prepared by L&L Environmental.

Findings of Fact:

a-b) The records search failed to indicate the presence of any recorded historic resources within the boundaries of the subject site and the results of the field assessment were equally negative. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Project Application Materials, "Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County", dated 9/29/15, prepared by L&L Environmental.

a-b) The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.20 and 10.PLANNING.24). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.36). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found (COAs 10.PLANNING.20 and 10.PLANNING.24). If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d-e) The project site will not restrict any religious or sacred uses within the project site. Pursuant to cultural resources report prepared for the project, no existing sacred uses occur within the project area. Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Tribal Cultural Resources**

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <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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a) i and ii) As noted previously in Section 9.a-b), The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources that could be defined as tribal cultural resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the resource (COAs 10.PLANNING.20 and 10.PLANNING.24). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.36). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017. No impacts will occur.

**11. 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", Phase I Cultural Resources Assessment with Paleontological Records Review by Michael Brandman Associates, dated March 13, 2006

Findings of Fact:

a) The records search failed to indicate the presence of any Paleontological resources within the boundaries of the subject site. The majority of the site is situated upon surface exposures of Cretaceous gabbro, which has a low potential to contain significant nonrenewable Paleontologic resources. The site also rests upon buried valley alluvium deposits of early-to-middle Pleistocene age, which can be highly sensitive for fossil resources under certain conditions. Since the potential has the potential to uncover paleontological resources, standard conditions have been applied to require paleontological consultation prior to grading and to determine whether monitoring should be required during grading activities (COA 60.PLANNING.3). With incorporation of this standard condition of approval, potential impacts will be less than significant.

Mitigation: No mitigation required.

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

**GEOLOGY AND SOILS** Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Source:** Geologist Comments, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

**Findings of Fact:**

a-b) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the county GIS database, the project site is located partially in an area for low potential for liquefaction. Additionally, the geologic report found that the remedial grading proposed and the site consisting of compacted fill over dense native soils would result in low potential for post construction liquefaction. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-16 "Inventory of Communication Facilities"

Findings of Fact:

a) According to General Plan Figure S-16 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. With mandatory compliance with the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-4 "Earthquake Induced Slope Stability Map", County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a) The proposed project site is generally flat with areas of steep terrain in the southern portion of the project. GEO No. 2523 found that slope stability analysis for seismic events are met through project design. Therefore, impacts would be a less than significant.

Mitigation: No mitigation measures are required.

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

**16. Ground Subsidence**

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

Source: Resolution No. 94-125, Riverside County General Plan, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a) The project site is located in an area susceptible to subsidence. GEO No. 2523 concluded that some adjustments in grades near the completion of grading could be required to balance any earth volume changes. However, any changes in earth volumes are estimated to not exceed .1 feet. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Site visit, Project Application

Findings of Fact:

a) The Project site is more than 28 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. The Project site is located approximately 2 miles west of Lake Skinner and based on the distance from this lake and relative elevation (project site sits approximately 100 feet higher than the bottom of the dam) would not be subject to potential seiche if water within the lake overtopped the dam and flowed downstream from the dam. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes.

Additionally, the Project site is not located within a 100-Year Flood Zone. Due to the elevated topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

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

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

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact:

a) Under existing conditions, the Project site has a relatively low slope across most of the site with steeper terrain in the southern portion of the site. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

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

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. The project would be served by domestic sewer and would not have any subsurface septic systems to serve the project. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 18-1-B of the Uniform Building Code (1994), 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

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

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

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

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

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code. Additionally, GEO No. 2523 determined that the soils on the site have a very low to low expansion potential. Therefore, there would be no risk to life or property. No impact would occur.

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

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

Monitoring: No monitoring measures are required.

**20. Erosion**

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

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

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

Findings of Fact:

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

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 8). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>22. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a, b) As stated in the Greenhouse Gas Analysis for the project, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO<sub>2</sub>e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions from the Project are below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

**Operational Emissions (metric tons/year)**

Emissions	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
<b>Total Project Emissions</b>	<b>616.12</b>			
Source: Urban Crossroads				

Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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: Riverside County General Plan and Project Review, "Phase I Environmental Site Assessment, APN 963-010-006, Benton Road", dated 3/24/16, prepared by Hillmann Consulting

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 is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This residential project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Therefore, impacts are considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I Environmental Site Assessment (ESA) was prepared for the project site. The assessment found that four piles of fill material/construction debris were noted at the western portion of the property, no asbestos containing materials, lead based paint, radon, or mold were discovered, and that historical agricultural uses occurred on the site. The prior agricultural use is identified as a Recognized Environmental Condition (REC) that presents potential concern to expose people to hazardous conditions. The Phase I ESA recommended the project perform a Phase II ESA prior to grading to determine the presence of remaining pesticide chemicals and if discovered the measures to properly dispose of the contaminated soils or other materials (COA 60.E HEALTH.1). This is a standard condition of approval for projects located in areas of prior agricultural use and is thus not considered mitigation pursuant to CEQA. With the implementation of the Phase II ESA and resulting recommendations implemented, impacts are anticipated to be less than significant.

c-d) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is located within one-quarter mile of an existing school, but as a residential use is not anticipated to handle any notable quantities of hazardous material that could substantially impact the school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. The project will have no impact.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. 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
<b>24. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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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working in the project area?

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

Source: Riverside County General Plan Figure S-19 "Airport Locations", Riverside County Airport Land Use Commission letter, dated September 18, 2006

Findings of Fact:

a-c) The project site is located within the French Valley Airport Influence Area. The project is specifically located within Compatibility Zones D and E of the French Valley Airport Land Use Compatibility Plan. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC), which determined the project Conditionally Consistent on May 25, 2006. With compliance with the standard use limitations as included in ALUC's letter dated September 18, 2006, impacts would be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Hazardous Fire Area**

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

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

Findings of Fact:

a). The project site is located within an area that is designated as a very high fire hazard severity zone. As is standard for projects located within these areas, the project is required to provide adequate primary and secondary access and buildings to be built on the proposed lots will be required to comply with enhanced building standards for areas within high fire hazard areas to reduce the hazard to the buildings and people residing within them. These are standard conditions of approval and are not considered mitigation under CEQA. With the implementation of these standard requirements, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>26. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact:

a) As noted previously, the northern portion of the site is generally flat with moderate slope with higher slopes in the southern portion of the site. Within the northern portion of the site, a drainage course enters the eastern boundary of the site south of Benton Road and traverses the site westerly where it connects to a drainage area along the western boundary of the site that directly flows to an existing storm drain inlet that was constructed with the adjacent single family residential development. The proposed project would generally allow this drainage course to remain, excluding culverts to provide for the two street crossings proposed by the project to connect to Benton Road for primary and secondary emergency access. Other than this drainage course, the project would continue the existing drainage pattern of the site which generally directs most flows to the drainage course that traverses the site and to the adjacent developed storm drain inlet. The project is not anticipated to 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. On site flows

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be collected via surface and storm drains and directed to an onsite basin that would outlet to the drainage course. The proposed detention basin will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. Therefore, this impact is considered less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 (“Water Quality”) et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project’s SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project’s proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. EMWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basin. The bottom of basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to outlet to the existing drainage at the proposed culvert for proposed Street 'A' which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides an adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e) The proposed project is not within a flood hazard area and is not placing 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. Therefore, there is no impact.

f) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Floodplains**

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

	NA - Not Applicable <input 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"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input 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"/>

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

Findings of Fact:

a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project site is located approximately 1.7 miles west of Lake Skinner and is located at least partially within its dam inundation area as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Flood Hazards*. A seismically-induced failure of the Lake Skinner dam facility when the dam basin is filled to capacity could cause extensive flooding across most of the Project site. In recognition of this possibility, the Lake Mathews/Woodcrest Area Plan includes three policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy SWAP 24.3 requires adherence to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, which regulates flood hazards. Additionally, Policy SWAP 24.4 requires proposed development projects (such as the proposed Project) to undergo review by the Riverside County Flood Control and Water Conservation District. Moreover, County Ordinance No. 457 establishes building standards and codes that apply to development that is subject to inundation. Compliance with the above-reference regulations and policies would ensure that any potential dam inundation hazards associated with future development would be less than significant. However, mitigation has been identified to reduce impacts associated with dam inundation to below a level of significance. The mitigation requires the homeowner be informed about their home being located within a dam inundation area through several disclosure mechanisms. This would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Lake Mathews Dam fails. Therefore, with mandatory compliance to SWAP policies, and the mitigation measure, the Project's impacts due to being located within a dam inundation hazard area would be less than significant.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

**Mitigation:** Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Skinner dam. (COA 80.PLANNING.21)

**Monitoring:** Mitigation shall be monitored through the conditions of approval by the Planning Department and the Building & Safety plan check process.

**LAND USE/PLANNING** Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS, Project Materials

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, east of the City of Murrieta and north of the City of Temecula. The project does include a Specific Plan Amendment, General Plan Amendment, and Change of Zone that would generally intensify the allowed density on the subject site. While this does result in an increase in amount of density on the subject site, this level of density is consistent with the surrounding area which generally consists of similar densities. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Temecula. The project was transmitted to the City and the City was noticed of the Planning Commission hearing and no comments have been received. The City's General Plan land use plan depicts the subject site as Rural Residential (0.0-0.2 dwelling units per acre) and Hillside Residential (0.0-0.1 dwelling units per acre). Although the proposed change in land use designation and the proposed subdivision would not strictly comply with these City land use designations for its sphere of influence, these differences in the amount of units is not substantial considering the surrounding densities are more similar to the project as proposed compared to the designations of the City's General Plan. Additionally, the County and the City do not maintain a Memorandum of Understanding that has any provisions for land use compliance within the sphere of influence. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>29. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project site is proposed to be zoned One Family Dwellings (R-1). The proposed use, single family residential with a minimum lot size of 7,000 square feet, is consistent with the development standards set forth in the One Family Dwellings (R-1) zone. All other applicable development standards related to lot width, depth, and frontage are met through the project design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage requirements. Surrounding zoning classifications are One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east. Existing uses in the vicinity of the project site include single-family residential to the in all directions. Since the proposed Project would be similar to existing residential uses in the surrounding area, the proposed project would be compatible with the surrounding land uses and less than significant impacts would occur.

d) The Project proposes to change the land use designation of the site from Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR). While this does represent a change to the General Plan and Specific Plan land use designations, it does not conflict with the overall policies of the General Plan and Specific Plan as detailed further in the findings in the staff report for the project. The project proposes 34 residential lots on 20.3 acres for a density of 1.67 dwelling units per acre, which is consistent with the CD:LDR density range of 1-2 dwelling units per acre. The proposed Project would be fully consistent with the property's General Plan land use designation and with all applicable policies of the General Plan. Therefore, there would be a less than significant impact.

e) Residential uses exist in the surrounding area. However, there are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**30. Mineral Resources**

a) 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?

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

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Zones"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. There are no known active mining facilities in the immediate area. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would be 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

**31. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, French Valley Airport Land Use Compatibility Plan, Figure FV-3

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 1.25 miles southwest of the Project site. As identified by the French Valley Airport Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compatibility Plan, Figure FV-3, the project site is well outside the 55 CNEL contour. Therefore, there would be a less than significant impact.

b) There are no private airstrips located within the vicinity of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact:

The proposed project site is not located within close vicinity to an active railroad line and as such, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

The project is located approximately located approximately 1.0 mile from Winchester Road/State Route 79. Due to the distance from the highway and the inclusion of intervening development, this impact is considered less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Other Noise**

NA  A  B  C  D

Source: Project description and materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Noise Effects on or by the Project**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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”); United States Department of Housing and Urban Development Site DNL Calculator; Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LEQ (Equivalent Energy Noise Level):** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

**CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

**LDN (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 323 average daily trips onto Benton Road with the majority of the trips assumed to be directed towards Winchester Road. Utilizing the United States Department of Housing and Urban Development Site DNL Calculator, based on the existing approximately 12,050 trips on Benton Road, existing noise levels are anticipated to be approximately 63.6 dBA CNEL at a distance of 100 feet and an assumed speed of 55 miles per hour as a worst case scenario. With the additional approximately 323 trips on Benton Road, noise would be anticipated to increase to 63.7 dBA CNEL, respectively. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Winchester Road) would result in a lower increase in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Operationally, the project will result in noise sources typical of residential uses such as landscaping activities. These activities are common in the project area do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to exceed 65 dBA CNEL to existing sensitive residential areas along Benton Road. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the center of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact:

a) The project site does not currently contain any existing dwellings that would be removed. Therefore, the project will not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere, and there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project proposed the creation of 34 residential lots, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The project site does not currently contain any dwellings. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project will create proposed dwellings for approximately 102 persons. The projected population of the Community Development component within the Southwest Area Plan, as depicted in Table 2 "Statistical Summary", is 97,664 persons. Overall, the estimated population at build out is 118,113 within the Southwest Area Plan for all foundations. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project's dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Eastern Municipal Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**37. Fire Services**

Source: Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by the French Valley Station (Station No. 83), located approximately 1.75 miles southwest of the Project site at 37500 Sky Canyon Road. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Sheriff Services**

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Source: Riverside County General Plan, Riverside County Sheriff Department

Findings of Fact:

Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately 1.2 miles southwest of the Project site at 30755 Auld Road. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: Nom monitoring measures are required.

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**39. Schools**

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Source: Temecula Valley Unified School District

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING. 12). This is a standard condition of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Libraries**

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

Findings of Fact:

The 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. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard requirement and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. Health Services**

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

Findings of Fact:

The proposed project is for 34 single-family homes. This increase in residents represents an insignificant increase to the area and will not require expansion of any other public services such as libraries or hospitals. The proposed residential development would not significantly increase the demand of such services. A less than significant impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**42. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

a-c) The proposed project does include an approximately 0.28-acre private park area near the project's northern boundary. The proposed 34 single-family home development project will utilize public facilities but would not significantly increase use of existing recreational facilities. Additionally, the project is subject to park fees to support existing and future public recreation efforts pursuant to Ordinance No. 659 to offset any incremental impacts created by the project on area recreational facilities as well as Quimby fees to be paid to Valley-Wide Recreation and Parks District. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, a less than significant impact is anticipated and no mitigation measures are needed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Recreational Trails**

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

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**44. Circulation**

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

b) Conflict with an applicable congestion management program, including, but not limited to level of



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

Source: Riverside County General Plan, Riverside County Transportation Department, Institute of Transportation Engineers, Trip Generation Manual, 9<sup>th</sup> Edition, 2012, Project Materials

Findings of Fact:

a) The proposed project will increase vehicular traffic. However, due to the relatively low amount of units proposed of 34 and the maximum peak hour trips anticipated to be 34 trips pursuant to the Institute of Transportation Engineers, Trip Generation Manual, the project does not meet the threshold of 100 peak hour trips to justify a requirement for a traffic study. Although the project would create additional trips on the surrounding roads, such a low amount of peak hour trips would not be anticipated to result in any exceedance of capacity of a roadway or intersection. Therefore, the impact is considered less than significant.

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 215. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore, the project would have a less than significant impact.

c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes one primary access point and an emergency only secondary access onto Benton Road. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**45. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact

Mitigation: No mitigation measures are required.

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project is, and will continue to be served by Eastern Municipal Water District (EMWD). The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending final engineering for connection to existing water supply lines located in Benton Road and payment of applicable connection fees. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by EMWD and will not require new or expanded entitlements. The project has provided Will-Serve letters from EMWD indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District (EMWD) indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Benton Road and payment of applicable connection fees. The project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. The project has provided Will-Serve letters from EMWD indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Benton Road and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Solid Waste**

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

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Letter from Riverside County Waste Management dated November 30, 2005

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Utilities**

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

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

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

Electricity, Natural Gas, and Communications Systems

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

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

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Would the project conflict with any adopted energy conservation plans?

Source:

**Findings of Fact:**

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 34 single-family residential units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Application materials



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

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>52.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

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SPECIFIC PLAN Case #: SP00106AG

Parcel: 963-010-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

This Specific Plan Amendment alters the land use designation of APN 963-010-006 from Very Low Density Residential (VLDR) and Rural Residential (RR) to Low Density Residential (LDR).

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 106 Amendment No. 16 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 40350 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.

SPECIFIC PLAN Case #: SP00106AG

Parcel: 963-010-009

10. GENERAL CONDITIONS

10. EVERY. 3                    SP - SP Document (cont.)                    RECOMMND

4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4                    SP - Definitions                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 106 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 106, Amendment No. 17.

GENERAL PLAN AMENDMENT = General Plan Amendment No. 1219.

CHANGE OF ZONE = Change of Zone No. 7214.

TENTATIVE TRACT MAP = Tentative Tract Map No. 32323.

EA = Environmental Assessment No. 40350.

10. EVERY. 5                    SP - Ordinance Requirements                    RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6                    SP - Limits of SP DOCUMENT                    RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding of above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED

RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP-GSP-2 GEO/SOIL TO BE OBEYED                    RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5                    SP-NO GRADING & SUBDIVIDING                    RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP#106 - GENERAL COMMENTS                    RECOMMND

Department of Environmental Health (DEH) has reviewed Specific Plan#106 Amendment 18 and has no objections. All proposed development under SP#106 will obtain Eastern Municipal Water District (EMWD) water and sewer service. Per Memorandum of Understanding (MOU) between the County of Riverside and EMWD, no "will-serve" letters are required for water and sewer service. All existing wells and/or septic systems must be properly removed under appropriate permits with DEH.

Any hazardous materials issues including but not limited to the review of Phase I and Phase II studies will be subject to the approval of the County of Riverside, Hazardous Materials Management Division (HMMD). Moreover, any noise issues will be subject to the review and approval of the County of Riverside, Industrial Hygiene Program.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1                      SP-#71-ADVERSE IMPACTS                      RECOMMND

on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2                      SP-#86-WATER MAINS                      RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/ORD.787 and the California Fire Code, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3                      SP-#96-ROOFING MATERIAL                      RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in the California Fire Code Any wood shingles or shakes shall have a Class A rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 4                      SP-#95-HAZ FIRE AREA                      RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.



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10. GENERAL CONDITIONS

10.FIRE. 5                      SP-#97-OPEN SPACE                      RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 6                      SP\*-#100-FIRE STATION                      RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to \_ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

10.FIRE. 7                      SP-#101-DISCL/FLAG LOT                      RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- ) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 8                      SP-#47 SECONDARY ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZRD REPORT

DRAFT

The District does not object to this proposal.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

RECOMMND

Specific Plan 106, Amendment No. 16, is a proposal to amend approved Specific Plan 106 to modify a portion (approximately 7.1 acres) of Very Low Density Residential (VLDR) and 12.9 acres of Rural Residential (RR) to Medium Density Residential (MDR). The project is located in the Rancho California area north of Auld Road, east of Leon Road, south of Benton Road and west of Van Gaale Lane. The Specific Plan Amendment is currently being processed with Parcel Map No. 30790 and Tract 32323.

Since the proposal is to change the land use only, the District does not object to this amendment to the Specific Plan. The District will issue specific recommended condition of approval for these cases associated with this planning area.

PLANNING DEPARTMENT

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSFER

RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EA prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - SUBMIT FINAL DOCUMENTS (cont.)                    RECOMMND

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Eastern Municipal Water District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Riverside County Planning Department in Indio	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5                    SP - PROJECT LOCATION EXHIBIT                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6                    SP - ACOUSTICAL STUDY REQD                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8 SP - ARCHAEO STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

his condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9                    SP - BIOLOGICAL STUDY REQD (cont.)                    RECOMMND

study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11                    SP - EA REQUIRED                    RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14                    SP - COMPLETE CASE APPROVALS                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14            SP - COMPLETE CASE APPROVALS (cont.)            RECOMMND

Supervisors, repectively. This condition may not be DEFERRED."

30.PLANNING. 15            SP - AMENDMENT REQUIRED            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 16            SP - PARK AGENCY REQUIRED            RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District, shall be



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.)

RECOMMND

annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

maintenance organization shall include, but not be limited to, the following: \_\_\_\_\_."

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

for the case file, and one copy provided to the County  
Transportation Department - Survey Division."

30.PLANNING. 23 SP - PALEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project  
applicant shall enter into an agreement with a qualified  
paleontologist. This agreement shall include, but not be  
limited to, the preliminary mitigation and monitoring  
procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the  
Planning Department. No grading permits will be issued  
unless the preliminary mitigation and monitoring procedures  
as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (tract map, parcel map, use permit,  
etc.), the following condition shall be placed on the  
implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant  
shall comply with the provisions of Riverside County  
Ordinance No. 663, which generally requires the payment of  
the appropriate fee set forth in that ordinance. The amount  
of the fee required to be paid may vary depending upon a  
variety of factors, including type of development  
application submitted and the applicability of any fee  
reduction or exemption provisions contained in Riverside  
County Ordinance No. 663. Said fee shall be calculated on  
the approved development project which is anticipated to be  
\_\_\_ acres in accordance with the SPECIFIC PLAN. If the  
development is subsequently revised, this acreage amount  
may be modified in order to reflect the revised development  
project acreage amount. In the event Riverside County  
Ordinance No. 663 is rescinded, this condition will no  
longer be applicable. However, should Riverside County  
Ordinance No. 663 be rescinded and superseded by a  
subsequent mitigation fee ordinance, payment of the  
appropriate fee set forth in that ordinance shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27            SP - SKR FEE CONDITION (cont.)            RECOMMND

required."

30.PLANNING. 30            SP - SCHOOL MITIGATION            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 32            SP - ARCHAEOLOGIST RETAINED            RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32                    SP - ARCHAEOLOGIST RETAINED (cont.)                    RECOMMND

Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 33                    SP - IF HUMAN REMAINS FOUND                    RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

TRANS DEPARTMENT

30.TRANS. 1                        SP - SP106AG/RBBD                        RECOMMND

The proposed project is within the boundaries of the Southwest Area Road and Bridge Benefit District, Zone D. A fee shall be required prior to the issuance of building permits, based upon the fee schedule in effect at the time.

30.TRANS. 2                        SP - SP106AG/WRCOG TUMF                        RECOMMND

The project proponent shall be required to pay the Transportaton Uniform Mitigation Fee (TUMF) in accordance wtin the fee schedule in effect at the time of issuance of

05/16/17  
12:03

Riverside County LMS  
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2                      SP - SP106AG/WRCOG TUMF (cont.)                      RECOMMND

building permit, pursuant to Ordinance No. 824.

30.TRANS. 3                      SP - SP106AG/TRAFFIC STUDY REQ                      RECOMMND

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 106 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts to each development phase.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR                      RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 8 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32323 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32323, Exhibit A, dated 1/17/17.

APPROVED EXHIBIT L = Tentative Tract Map No. 32323, Exhibit L, dated 11/29/16.

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

10. EVERY. 9 MAP - PROJECT DESCRIPTION

RECOMMND

Tentative Tract Map No. 32323 proposes a Schedule 'A' subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

10. EVERY. 10 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 11 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

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10. GENERAL CONDITIONS

10. EVERY. 11                    MAP - 90 DAYS TO PROTEST (cont.)                    RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP - GENERAL INTRODUCTION                    RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7

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.

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10. GENERAL CONDITIONS

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. 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. 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 - WATER AND SEWER SERVICE RECOMMND

TR32323 is proposing potable water service from EMWD and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: URBAN CROSSROADS  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "Benton Road Residential, Noise Impact Analysis, County of Riverside," November 3, 2016 (10656-04)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR32323 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated January 4, 2017 c/o Steve Uhlman.

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

FIRE DEPARTMENT

10.FIRE. 6 MAP-#50-BLUE DOT REFLECTORS INEFFECT

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. 7 MAP-#16-HYDRANT/SPACING INEFFECT

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and



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10. GENERAL CONDITIONS

10.FIRE. 7                      MAP-#16-HYDRANT/SPACING (cont.)                      INEFFECT

spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

TR 32323, amendment number 4, is a proposal to subdivide 20.01 acres into residential lots in the French Valley area. The site is located north of Auld Rd, south of Benton Rd, and west of Pourroy Road.

The site receives storm runoff form a tributary area of approximately 77 acres from the east. Two defined watercourses converge onsite and convey storm runoff to an existing District maintained storm drain to the west. (Warm Springs Valley-Coral Tree Storm Drain, dwg 7-0328)

The development proposes to collect the offsite runoff with a series of storm drains and collect onsite runoff with a separate storm drain and channel system to convey flows around the project's mitigation basin.

The District has reviewed the tentative map dated 7/20/16 (BB 654-998-913) and the Preliminary drainage report dated June, 2016. While this report does not adequately address the mitigation due to increased runoff criteria, i.e. 2, 5 and 10 year frequencies, the basin appears to be sized appropriately for hydromodification criteria which is thought to be similar to the increased runoff criteria. If, during the plan check phase, the basin appears to be adequate for increased runoff due to hydromodification sizing, no additional calculations will be required for increased runoff.

10.FLOOD RI. 4                      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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5                    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. 11                    MAP GREENBELT FACILITY MAINT                    RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 12                    MAP GREENBELT CH DGN CRITERIA                    RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel

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10. GENERAL CONDITIONS

10.FLOOD RI. 12                    MAP GREENBELT CH DGN CRITERIA (cont.)                    RECOMMND

outside of low-flow section  $n = 0.030$ . When determining the maximum velocity: for vegetated/habitat low flow channel  $n = 0.10$ , for the rest of the channel  $n = 0.025$ . If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's  $n$  values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's  $n$  values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 13                    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. 14                    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

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 14

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 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) shall 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

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. 15 MAP WATERS OF THE US (NO FEMA) RECOMMND

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

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

10.FLOOD RI. 16 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be

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10. GENERAL CONDITIONS

10.FLOOD RI. 16                   MAP INTERCEPTOR DRAIN CRITERIA (cont.)                   RECOMMND

brought to the street.

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final

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10. GENERAL CONDITIONS

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

project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 3                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 4                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 6                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

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

10.PLANNING. 10                    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.



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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. 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 - NPDES COMPLIANCE (1)

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the 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

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10. GENERAL CONDITIONS

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

development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 14                   MAP - ORD 810 OPN SPACE FEE                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 15                   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.

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10. GENERAL CONDITIONS

10.PLANNING. 15                    MAP - REQUIRED MINOR PLANS (cont.)                    RECOMMND

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
- [6. Entry monument and gate entry plan.]

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. 16                    MAP - DESIGN GUIDELINES                    RECOMMND

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

10.PLANNING. 18                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 21                    MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - LOW PALEO (cont.)

RECOMMND

potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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. 22 MAP - PDA04948 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4948 submitted for this project (TR32323) was prepared by Jennifer Sanka of L & L Environmental Inc. and is entitled: "A Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County," dated September 29, 2015.

PDA04948 concludes: no known cultural resources are located within the project area. However, results of the Native American scoping process and the presence of numerous prehistoric resources within the search radius lends to a moderate probability that prehistoric cultural resources may be encountered during project implementation. PDA04948 recommends: that a mitigation monitoring program is recommended during project implementation.

10.PLANNING. 24 MAP - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

procedures shall be followed:

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

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

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

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

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 25 MAP - GEO02523 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2523, submitted for the project TTM No. 32323 (TR32323), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - GEO02523 ACCEPTED (cont.)

RECOMMND

Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract Map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California," dated September 16, 2016. In addition, LGC submitted the following documents:

"Response to Geotechnical Related Comments, County of Riverside Planning Department Review Sheet dated October 26, 2016, Proposed 34-Lot Single Family Residential Tract, Tentative Tract No. 32323, French Valley Area within Riverside, California," dated November 17, 2016.

This document is hereby incorporated as a part of GEO No. 2523.

GEO No. 2523 concluded:

- 1.The subject site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.
- 2.Based on the proposed development and remedial grading recommendations, the site will primarily consist of compacted fill over dense native soils. Therefore, the potential for post construction liquefaction and liquefaction-induced dynamic settlement is considered low.
- 3.Due to the low potential of liquefaction, the potential for lateral spreading is also considered low.
- 4.We anticipate total static settlement to be on the order of 1-inch or less and a differential settlement of 1/4 inch over a horizontal span of 40 feet.
- 5.Based on the results of preliminary laboratory testing done, site soils have a "Very Low to Low" expansion potential.
- 6.Results of our slope stability analysis indicate that the minimum factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively, have been met.

GEO No. 2523 recommended:

- 1.Prior to grading of areas to receive structural fills or

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10. GENERAL CONDITIONS

10.PLANNING. 25                    MAP - GEO02523 ACCEPTED (cont.) (cont.)                    RECOMMND

engineered structures, the areas should be cleared of surface obstructions, vegetation, and debris.

2.Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent material and replaced with compacted fill soils.

3.In general, existing colluvium/topsoil and the upper portion of the very old alluvial valley deposits and weathered gabbro should be removed to competent bedrock or dense native materials.

4.When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.

5.Cut/fill transition pads should be entirely undercut 4 feet below finish pad grade, or a minimum 2 feet below planned footings, whichever is greater, and over-excavation should be increased for lots with steep transitions in order to provide a maximum ratio of 3:1 (horizontal to vertical) fill thickness underneath individual lots, up to a maximum of 10 feet.

6.Over-excavation should extend a minimum distance of 4 feet beyond proposed building footprints.

This update to GEO No. 2523 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2523 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. 26                    MAP - IF HUMAN REMAINS FOUND                    RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:  
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall



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10. GENERAL CONDITIONS

10.PLANNING. 26

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 27 MAP - ALUC CONDITIONS RECOMMND

1. Incorporate noise attenuation measures where necessary to ensure interior noise levels from aircraft operations are at or below 45-decibal levels CNEL.

2.The following uses shall be prohibited:

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

b.Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb

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10. GENERAL CONDITIONS

10.PLANNING. 27                    MAP - ALUC CONDITIONS (cont.)                    RECOMMND

following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c.Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

3.The notice as attached to the ALUC letter dated September 18, 2006 that is included in the staff report package for this project shall be provided to all potential purchasers and tenants.

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 - TS/EXEMPT                      RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4                      MAP - DRAINAGE 1                      RECOMMND

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

10.TRANS. 5                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 6                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7                      MAP- TUMF CREDIT AGREEMENT                      RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7                    MAP- TUMF CREDIT AGREEMENT (cont.)                    RECOMMND  
                                additional information.

10.TRANS. 8                    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>.

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 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. 2                    MAP - AB 341                    RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order

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10. GENERAL CONDITIONS

10.WASTE. 2 MAP - AB 341 (cont.)

RECOMMND

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcownm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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. 3 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - EXPIRATION DATE (cont.)

RECOMMND

System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3                    MAP - LOT ACCESS/UNIT PLANS                    RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    MAP - WATER & SEWER WILL SERVE                    RECOMMND

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

50.E HEALTH. 6                    MAP - SOLID WASTE SERVICE                    RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7                    MAP - NOISE STUDY                    RECOMMND

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

EPD DEPARTMENT

50.EPD. 1                    EPD - ENVIR CONSTRAINTS SHEET                    RECOMMND

The constrained areas will conform to the areas mapped on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). TR32323 will impact 0.102 acres of Riparian Riverine and avoid 0.303 acres as described on Figure 8 within the DBESP. The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323.



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50. PRIOR TO MAP RECORDATION

50.EPD. 1                      EPD - ENVIR CONSTRAINTS SHEET (cont.)                      RECOMMND

These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP 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 of the constraint areas."

"Any required future maintenance activities occurring within the boundaries of the constraint areas will require appropriate State and Federal Agencies (USFWS/CDFW) to be notified."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

50.EPD. 2                      EPD - MITIGATION CREDITS                      RECOMMND

Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#43-ECS-ROOFING MATERIAL                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#64-ECS-DRIVEWAY ACCESS                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 3                      MAP-#73-ECS-DRIVEWAY REQUIR                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4                      MAP-#46-WATER PLANS                      INEFFECT

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. 5                      MAP-#98-ECS-HYD/WTR TANK                      INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, standard fire hydrant within 500' of the driveway entrance,

50.FIRE. 6                      MAP-#47-SECONDARY ACCESS                      INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or

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50.FIRE. 6                      MAP-#47-SECONDARY ACCESS (cont.)                      INEFFECT

Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

50.FIRE. 7                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

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

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50.FLOOD RI. 3                   MAP ONSITE EASE ON FINAL MAP (cont.)                   RECOMMND  
buildings and obstructions".

50.FLOOD RI. 5                   MAP WRITTEN PERM FOR GRADING                   RECOMMND  
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6                   MAP ENCROACHMENT PERMIT REQ                   RECOMMND  
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 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/Santa Gertrudis Valley and 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.

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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.

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 7,200 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as numbered

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                   MAP - SURVEYOR CHECK LIST (cont.)                   RECOMMND

lots on the FINAL MAP.

50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, and Change of Zone No. 7214 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 zones ultimately applied to the property.

50.PLANNING. 7                   MAP - ANNEX TO PARK DISTRICT                   RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

50.PLANNING. 8                   MAP - QUIMBY FEES (1)                   RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 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. 20                  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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20           MAP - ECS NOTE MT PALOMAR LIGH (cont.)           RECOMMND

in conformance with County Ordinance No. 655."

50.PLANNING. 24           MAP - ECS NOTE DAM INUNDATION           RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 25           MAP - ECS NOTE AIRPORT           RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the French Valley Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the French Valley Airport maintained operations to the southwest of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the French Valley Airport."

50.PLANNING. 27           MAP - COMPLY WITH ORD 457           RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29           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

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50.PLANNING. 29 MAP - FEE BALANCE (cont.)

RECOMMND

divider's successor-in-interest.

50.PLANNING. 32 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.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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. 33 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

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50.PLANNING. 33

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the 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 '\_\_\_', 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33                    MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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 Benton Road and so noted on the final map including at street "B" (EMERGENCY ACCESS ONLY).

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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 - HIGHWAY 79 POLICY AREA                      RECOMMND

The Applicant shall relinquish development rights for 2 dwelling units on TR31700 and 7 dwelling units on TR33303 in order to help satisfy compliance with Highway 79 Policy Area. The combined 9 dwelling unit are hereby transferred to TR32323. Both TR31700 and TR33303 are currently owned by the Applicant. If the Applicant sells these tracts in the future, the Applicant shall disclose, and the purchaser shall provide written acknowledgement, that TR31700 has a maximum unit count of 64 dwelling units and TR33303 has a maximum unit count of 24 dwelling units. No additional units will be approved by the County for either TR31700 or TR33303 in the future.

Prior to map recordation, the Applicant shall pay a per unit contribution of \$5,000 for each additional unit added to Highway 79 Policy Area that was not accounted for, or already mitigated through dwelling unit transfers from TR31700 and TR33303. A total of 15 additional units are proposed leading to a total contribution of \$75,000. The fee will be restricted to uses that will improve traffic circulation and enhance mobility within the 79 Policy Area. At the discretion of the Director of the Transportation Department, this may include additional transportation infrastructure, multi-modal transit, park and ride sites, or the acquisition of land for conversion to open space. The contribution shall constitute Policy Area compliance and no further studies shall be warranted. Prior to payment: A) if a standard Highway 79 Policy Area mitigation fee is formally adopted by the County, this fee amount would apply if, and only if, it is less than \$5,000 per unit and B) if the Highway 79 Policy Area is repealed, this contribution and payment will no longer be required. Following payment, no refunds or fee reductions shall be awarded.

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50.TRANS. 3                      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. 4                      MAP - CORNER CUT-BACK I                      RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 5                      MAP - STREET LIGHTING PLAN                      RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 6                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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

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

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

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50.TRANS. 6                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

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

50.TRANS. 7                      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. 8                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Benton Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8                    MAP - LANDSCAPING (cont.)                    RECOMMND

road rights-of-way.

50.TRANS. 9                    MAP - TUMF CREDIT AGREEMENT                    RECOMMND

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

50.TRANS. 10                    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. 11                    MAP - IMP PLANS                    RECOMMND

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

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

50.TRANS. 12                    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. 13                    MAP - SIGNING & STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional



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50.TRANS. 13                      MAP - SIGNING & STRIPING PLAN (cont.)                      RECOMMND

paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 14                      MAP - DEDICATIONS                      RECOMMND

Street "A" and street "B" along project boundary shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the property line within the 10' parkway.
2. Street "B" at Benton Road shall be a 24' wide emergency vehicle access only with double swing gate, not open for the public. The design shall be submitted to Transportation Department and coordinated with the Fire Department for their review and approval.
3. A meandering sidewalk shall be constructed along the Benton Road including at the emergency access.

50.TRANS. 15                      MAP - EXISTING MAINTAINED                      RECOMMND

Benton Road along project boundary is a paved County maintained road designated Urban Arterial Highway and shall be improved with 55 foot half-width AC pavement, 8" concrete curb and gutter (project side), 8" landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

- NOTE: 1. A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation.
2. An 8" raised curb (half-width) landscaping median shall be constructed at the centerline per County Standard No. 91 and 113, Ordinance 461.
3. A cash-in-lieu fee shall be paid for the half-width raised curbed landscaping median

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

improvement as determined by the Director of Transportation.

4. Street "B" at Benton Road shall be a 24' wide emergency vehicle access ONLY with double swing gate, not open for the public. The design shall be submitted to the Transportation Department and coordinated with the Fire Department for their review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NPDES/SWPPP                      RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6                   MAP - DRNAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7                   MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7           MAP - OFFSITE GDG ONUS (cont.)           RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

60.BS GRADE. 11           MAP - APPROVED WQMP           RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13           MAP - PRE-CONSTRUCTION MTG           RECOMMND

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

60.BS GRADE. 14           MAP- BMP CONST NPDES PERMIT           RECOMMND

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

60.BS GRADE. 15           MAP - SWPPP REVIEW           RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - SWPPP REVIEW (cont.)

RECOMMND

Building and Safety Department Environmental Compliance  
Division for review and approval prior to issuance of a  
grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - PHASE II ESA REQUIRED

RECOMMND

Based on the information provided in the Phase I  
Environmental Site Assessment dated March 24, 2016 prepared  
by Hillmann Consulting and historic agricultural activity  
associated with the property, RCDEH-ECP concurs with the  
conclusions of the report that soil sampling and analysis  
is required. The soil sampling and analysis shall be  
conducted in accordance to the "Interim Guidance for  
Sampling Agricultural Properties" (DTSC, 2008).  
Additionally, the four stock piles of fill material/debris  
observed on the property shall be profiled and disposed of  
properly. For further information, please contact DEH-ECP  
at (951) 955-8980.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird  
Treaty Act (MBTA) and California Department of Fish and  
Wildlife (CDFW) Codes. Since the project supports suitable  
nesting bird habitat, removal of vegetation or any other  
potential nesting bird habitat disturbances shall be  
conducted outside of the avian nesting season. Nesting bird  
season is (February 1st through August 31st). If habitat  
or structures that support nesting birds must be cleared  
during the nesting season, a preconstruction nesting bird  
survey shall be conducted.

The preconstruction nesting bird survey must be conducted  
by a biologist who holds a current MOU with the County of  
Riverside. If nesting activity is observed, appropriate  
avoidance measures shall be adopted to avoid any potential  
impacts to nesting birds. The nesting bird survey must be  
completed no more than 3 days prior to any ground  
disturbance. If ground disturbance does not begin within 3  
days of the survey date a second survey must be conducted.  
Prior to the issuance of a grading permit the project  
proponent must provide written proof to the Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - 30-DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3                      EPD - FUEL MODIFICATION ZONES                      RECOMMND

Prior to issuance of a grading permit, EPD Staff shall review the Fire Protection and Vegetation Management Plan required by the Riverside County Fire Department to ensure that proposed fire maintenance activities will not encroach into areas identified as the 0.303-acres of MSHCP Riparian/Riverine to be avoided as described on Figure 8 within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The areas to be avoided are located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

60.EPD. 4                      EPD - GRADING PLAN CHECK                      RECOMMND

Prior to grading permit issuance, EPD Staff shall review the grading plans to ensure that proposed grading activities will not impact the 0.303 acres identified for avoidance on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323. The areas described for avoidance within in the DBESP shall be clearly labeled on the grading plan as "MSHCP Avoidance, Riparian/Riverine" to the satisfaction of the Environmental Programs Division to ensure that no disturbances are proposed within these areas.

60.EPD. 5                      EPD - BIO MONITORING WORK PLAN                      RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and a Biological Monitoring Work Plan shall be submitted for EPD review and approval. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

60.EPD. 6                      EPD - ENVIR CONSTRAINTS SHEET                      RECOMMND

The constrained areas will conform to the areas mapped on Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). TR32323 will impact 0.102

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6                      EPD - ENVIR CONSTRAINTS SHEET (cont.)                      RECOMMND

acres of Riparian Riverine and avoid 0.303 acres as described on Figure 8 within the DBESP. The 0.303-acres of MSHCP Riparian/Riverine to be avoided located within Lots "C", "G", and "E", on Tentative Tract Map 32323.

These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP 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 of the constraint areas."

"Any required future maintenance activities occurring within the boundaries of the constraint areas will require appropriate State and Federal Agencies (USFWS/CDFW) to be notified."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

60.EPD. 7                      EPD - MITGATION CREDITS                      RECOMMND

Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

60.EPD. 8                      EPD - TEMPORARY FENCING                      RECOMMND

Prior to grading permit issuance, the 0.303 acre area of MSHCP Riparian/Riverine resources to be avoided will be temporarily fenced to avoid impacts during grading and construction. The 0.303-acres of MSHCP Riparian/Riverine to be avoided are located within Lots "C", "G", and "E", on



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8                      EPD - TEMPORARY FENCING (cont.)                      RECOMMND

Tentative Tract Map 32323. Documentation will be submitted by a biologist who has an MOU with the County of Riverside proving that the fencing has been completed and encompasses all Riparian/Riverine habitat planned for avoidance within Figure 8 of the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1). The Environmental Programs Department may inspect the site prior to grading permit issuance.

60.EPD. 9                      EPD - CONSERVATION EASEMENT                      RECOMMND

Prior to Map Recordation or Grading Permit Issuance, whichever occurs first, the project applicant shall provide proof to the Riverside County Environmental Programs Department Ecological Resources Specialist that a conservation easement has been recorded for the 0.303-acres of MSHCP Riparian/Riverine to be avoided within Lots "C", "G", and "E", on Tentative Tract Map 32323.

The easement shall be offered up to an entity such as the Riverside-Corona Resource Conservation District or other acceptable entity; however, if this entity does not accept the easement, there is no other mechanism other than the Environmental Constraints Sheet (ECS) to ensure that no other activities take place in this area.

FIRE DEPARTMENT

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION                      RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

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

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

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 ENCROACHMENT PERMIT REQ                      RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

Tract 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                   MAP - PALEONTOLOGIST REQUIRED (cont.)                   RECOMMND

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. 4                   MAP - SKR FEE CONDITION                   RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.03 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 5                   MAP - SECTION 404 PERMIT                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - SECTION 1601/1603 PERMIT

RECOMMND

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

60.PLANNING. 18 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 MAP - FEE BALANCE

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 23 MAP - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, and Change of Zone No. 7214 have been approvd and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 31 MAP - ARTIFACT DISPOSITION

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. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal

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60.PLANNING. 31 MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

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.

c. 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 contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

60.PLANNING. 34 MAP - CULTURAL SENSITIVITY TR.

RECOMMND

Prior to brush clearing and/or earth moving activities, the Project Archaeologist and Native American Monitor shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 35 MAP - PROJECT ARCHAEOLOGIST

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant

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60.PLANNING. 35

MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified 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. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. 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.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 35                    MAP - PROJECT ARCHAEOLOGIST (cont.) (cont.)                    RECOMMND

artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

60.PLANNING. 36                    MAP - TRIBAL MONITOR REQ.                    RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                    MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)                    RECOMMND

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

For more information regarding the public work bidding requirements please visit the following link:  
<http://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.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1                    EPD - MBTA REPORT                    RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT:

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting as well as daily logs from both archaeologist and native monitor.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

his/her certification of the project.

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

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

INEFFECT

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 - SECONDARY/ALTER ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES

RECOMMND

Tract 32323 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley and the Murrieta Creek/Warm Sprijngs 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.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                    MAP - FRONT YARD LANDSCAPING                    RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 3                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                    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. 10                    MAP - ACOUSTICAL STUDY                    RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 12                    MAP - SCHOOL MITIGATION                    RECOMMND

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

80.PLANNING. 13                    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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15

MAP - LANDSCAPE PLOT PLAN (cont.)

RECOMMND

and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

Final landscape plans shall substantially conform to APPROVED EXHIBIT L.

NOTES:

The Landscape plot plan my include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15            MAP - LANDSCAPE PLOT PLAN (cont.) (cont.)            RECOMMND

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 16            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.

80.PLANNING. 17            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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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.

80.PLANNING. 18 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

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 Countywide Design Standards and Guidelines.

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. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - FINAL SITE PLAN (cont.)

RECOMMND

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. 20 MAP - Walls/Fencing Plans

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.)

RECOMMND

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. 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.

E. 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).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

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

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

J. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20           MAP - Walls/Fencing Plans (cont.) (cont.)           RECOMMND

constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 21           MAP - DAM INUNDATION NOTIFY           RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Skinner dam.

TRANS DEPARTMENT

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                    MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION                    RECOMMND

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

90.BS GRADE. 5                    MAP - REQ'D GRDG INSP'S                    RECOMMND

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

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                    MAP - PVT RD GDG INSP'S                    RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.)

RECOMMND

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Inspection of Final Paving
- 4.Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

The land divider/permit holder shall construct an eight (8) foot high decorative block wall on residential lots adjacent to Benton Road (lots 1 and 26) and a seven (7) foot high decorative block wall on the park site adjacent to Benton Road (lot J). The required wall 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 - LANDSCAPING COMPLIANCE                    RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 4                    MAP - QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

TRACT MAP Tract #: TR32323

Parcel: 963-010-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4                   MAP - QUIMBY FEES (2) (cont.)                   RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

90.PLANNING. 5                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

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

90.PLANNING. 6                   MAP - WALL/FENCING COMPLY                   RECOMMND

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 11                  MAP - SKR FEE CONDITION                   RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12                  MAP - MITIGATION MONITORING               RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of

TRACT MAP Tract #: TR32323

Parcel: 963-010-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12           MAP - MITIGATION MONITORING (cont.)           RECOMMND

approval and mitigation measures of this permit and  
Environmental Assessment No. 40350.

The Planning Director may require inspection or other  
monitoring to ensure such compliance.

90.PLANNING. 13           MAP - ROLL-UP GARAGE DOORS           RECOMMND

All residences shall have automatic roll-up garage doors.

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  
streetlight annexation into L&LMD or similar mechanism as  
approved by the Transportation Department shall be  
completed.

It shall be the responsibility of the developer to ensure  
that streetlights are energized along the streets of those  
lots where the developer is seeking Building Final  
Inspection (Occupancy).

90.TRANS. 3               MAP - UTILITY INSTALL               RECOMMND

Electrical power, telephone, communication, street  
lighting, and cable television lines shall be placed  
underground in accordance with Ordinance 460 and 461, or as  
approved by the Transportation Department. This also  
applies to existing overhead lines which are 33.6 kilovolts  
or below along the project frontage and between the nearest  
poles offsite in each direction of the project site.

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

TRACT MAP Tract #: TR32323

Parcel: 963-010-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                    MAP - UTILITY INSTALL (cont.)                    RECOMMND  
as proof of completion.

90.TRANS. 4                    MAP - R & B B D                    RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 5                    MAP - 80% COMPLETION                    RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

TRACT MAP Tract #: TR32323

Parcel: 963-010-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                      MAP - 80% COMPLETION (cont.)                      RECOMMND

- 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.

Landscaping shall be improved within Benton Road.

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.

COMPREHENSIVE PROJECT REVIEW  
(\*INITIAL CASE ACCEPTANCE) COMMENT AGENDA  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
9TH FLOOR, CAC - P.O. Box 1409  
Riverside, CA 92502-1409

DATE: **November 14, 2005**

Transportation  
Environmental Health  
Flood Control District  
Fire Department  
Building & Safety (Grading)  
Building & Safety  
Regional Parks & Open Space  
Geologist  
EPD  
Donna Duron  
Andrew Huneck  
Commissioner Petty  
Supervisor Stone  
Riv. County Sheriff's Dept.

Riv. County Waste Dept.  
ALUC- Keith Downs  
Valley-Wide Parks and Rec.  
Temecula Valley School District  
Eastern Municipal Water District  
Southern Ca. Gas Co.  
Southern Ca. Edison Co.  
Caltrans #8  
Caltrans Aeronautics Division - David Cohen  
EIC "Attachment A"  
US Postal Service  
Pechanga Band of Luiseno Indians  
California Dept. of Fish and Game  
Riverside Transit Agency

**SPECIFIC PLAN AMENDMENT No. 00106AG, CHANGE OF ZONE No. 07214, TENTATIVE TRACT MAP No. 32323** - EA40350 - Applicant: Sheldon Group (Karen Sully) - Engineer/Representative: Rick Engineering Company (Mick Ratican) - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) and Very Low Density Residential (VLDR) (1 acre minimum); Rural: Rural Residential (RR) (5 acre minimum) - Location: North of Auld Road, south of Benton Road and west of Pourroy - 51.14 Acres - Zoning: One-Family Dwellings - 7,200 square foot minimum (R-1), Residential Agricultural - 1 acre minimum (R-A-1) and Residential Agricultural - 5 acre minimum (R-A-5) - **REQUEST:** Specific Plan Amendment No. 00106AG proposes to change 13.2 acres of APN 963-010-006 from VLDR to MDR, 11.09 acres of APN 963-010-010 from MDR to RR and 5.6 acres of APN 963-010-009 from MDR to RR - Change of Zone No. 07214 proposes to convert 20.03 acres (TR32323) from Residential Agricultural (R-A-1) to One-Family Dwellings (R-1) - Tentative Tract Map No. 32323 proposes a Schedule A subdivision of 20.03 gross acres into 38 residential lots, one (1) open space lot and one (1) detention basin - APN(s): 963-010-006, 009 & 010 - Related Case(s): N/A - Concurrent Case(s): SPA00106AG, CZ07214 & TR32323 - 1st Transmittal

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on December 8, 2005**. **All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Dana Weaver**, Project Planner, at **(909) 955-9075**.

COMMENTS:

DATE:                      SIGNATURE:  
PLEASE PRINT NAME AND TITLE:  
TELEPHONE:

**FILE COPY**

If you do not use this letter for your response, please indicate the project planner's name. Thank you



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 18, 2006

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
Riverside

Robin Lowe  
Hemet

John Lyon  
Riverside

David Bradley  
Temecula

STAFF

Robert C. Johnson  
Executive Director

Ed Cooper  
John Guerin  
Cecilia Lara  
Sophia Nolasco  
Barbara Santos

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92502

Tel: (951)955-5132

Website: [www.rcaluc.org](http://www.rcaluc.org)

Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

Attn: Michael Bufalino

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: FV-06-105  
Related File No.: SP 00106AG, CZ 07214, TM 32323  
APN: 963-010-006

Dear Mr. Bufalino:

On May 25, 2006 the Riverside County Airport Land Use Commission (RCALUC) held a public hearing regarding the above-referenced project and found the project to be **CONDITIONALLY CONSISTENT** with the French Valley Airport Land Use Compatibility Plan (FVALUCP) pursuant to Policy 3.3.6 of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan, subject to the following conditions, with a requirement for Federal Aviation Administration clearance prior to scheduling of any hearings before the Board of Supervisors.

**CONDITIONS:**

1. Incorporate noise attenuation measures where necessary to ensure interior noise levels from aircraft operations are at or below 45-decibel levels CNEL.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.


September 18, 2006  
Mr. Michael Bufalino  
Page 2 of 2

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

3. The attached notice shall be provided to all potential purchasers and tenants.

Please be advised that the proposed project has received a determination of "No Hazard to Air Navigation" from the Federal Aviation Administration (copies of which are attached hereto), and so may now be scheduled for public hearings at such time as may be determined appropriate by the County of Riverside.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION  
Robert C. Johnson, Executive Director

  
\_\_\_\_\_  
John J. G. Guerin, Senior Planner

JJGG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
Stephanie Crossey, Sheldon Group - Riverside  
Victor Mahony, Cameo Homes/Benton Road LLC  
Karen Sully, Sheldon Group - Newport Beach  
Ricia Hager, Chevalier, Allen & Lichman LLP

Y:\ALUC\French Valley\FV-06-105.LTR.doc

# NOTICE OF AIRPORT IN VICINITY



















This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

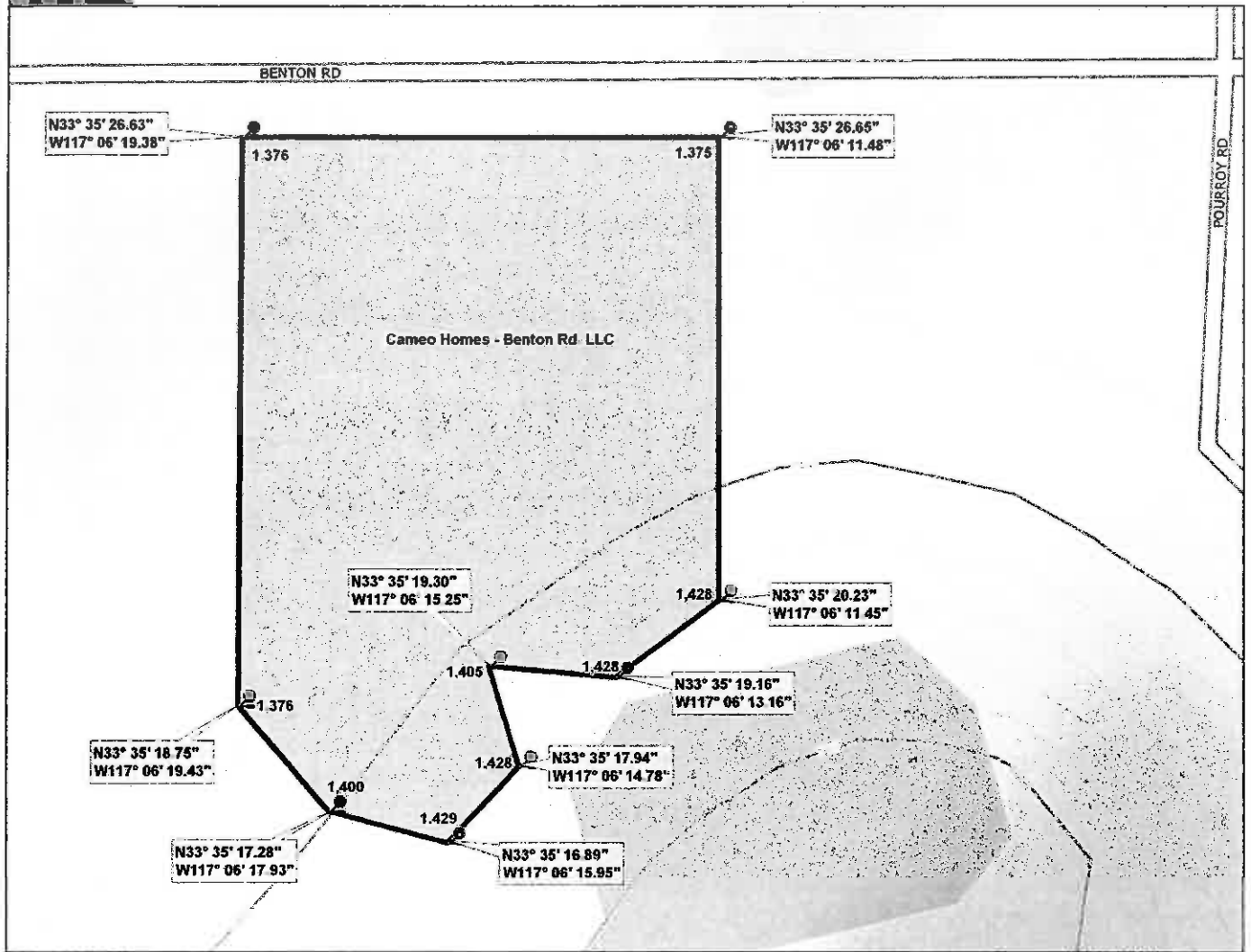
**Notice of Proposed Construction or Alteration (7460-1)**

**Project Name:** BENTO-000045466-06

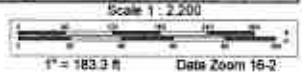
**Sponsor:** Benton Road LLC

**Project Summary : BENTO-000045466-06**

Structure	City, State	Lat/Long	Map	Actions	Latest Letter
Benton Road LLC Corner 1 Determined 2006-AWP-4528-OE	Temecula, CA	33° 35' 26.63" N 117° 6' 19.38" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 2 Determined 2006-AWP-4529-OE	Temecula, CA	33° 35' 26.65" N 117° 6' 11.48" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 3 Determined 2006-AWP-4530-OE	Temecula, CA	33° 35' 20.23" N 117° 6' 11.45" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 4 Determined 2006-AWP-4531-OE	Temecula, CA	33° 35' 19.16" N 117° 6' 13.16" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 5 Determined 2006-AWP-4532-OE	Temecula, CA	33° 35' 19.30" N 117° 6' 15.25" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 6 Determined 2006-AWP-4533-OE	Temecula, CA	33° 35' 17.94" N 117° 6' 14.78" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 7 Determined 2006-AWP-4534-OE	Temecula, CA	33° 35' 16.89" N 117° 6' 15.95" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 8 Determined 2006-AWP-4535-OE	Temecula, CA	33° 35' 17.28" N 117° 6' 17.93" W	 Show Map	Create Fax Cover Upload a PDF	 DNE
Benton Road LLC Corner 9 Determined 2006-AWP-4536-OE	Temecula, CA	33° 35' 18.75" N 117° 6' 19.43" W	 Show Map	Create Fax Cover Upload a PDF	 DNE



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Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2006-AWP-4528-OE

Issued Date: 08/31/2006

Kim Berry  
Benton Road LLC  
1105 Quail Street  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-26.63 N NAD 83
Longitude:	117-6-19.38 W
Heights:	35 feet above ground level (AGL) 1411 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4528-OE.

**Signature Control No: 474699-488560**

(DNE)

Michael Blaich  
Technician



Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2006-AWP-4529-OE

Issued Date: 08/31/2006

Kim Berry  
Benton Road LLC  
1105 Quail Street  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-26.65 N NAD 83
Longitude:	117-6-11.48 W
Heights:	35 feet above ground level (AGL) 1410 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.



Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4529-OE.

**Signature Control No: 474700-488561**

(DNE)

Michael Blaich  
Technician

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4531-OE.

**Signature Control No: 474702-488677**

(DNE)

Michael Blaich  
Technician



Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2006-AWP-4532-OE

Issued Date: 08/31/2006

Kim Berry  
Benton Road LLC  
1105 Quail Street  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-19.30 N NAD 83
Longitude:	117-6-15.25 W
Heights:	35 feet above ground level (AGL) 1440 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

at  
Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4532-OE.

**Signature Control No: 474703-488678**

(DNE)

Michael Blaich  
Technician



Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2006-AWP-4535-OE

Issued Date: 09/01/2006

Kim Berry  
Benton Road LLC  
1105 Quail Street  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building
Location:	Temecula, CA
Latitude:	33-35-17.28 N NAD 83
Longitude:	117-6-17.93 W
Heights:	35 feet above ground level (AGL) 1435 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/1/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4535-OE.

**Signature Control No: 474706-488895**

(DNE)

Michael Blaich  
Technician



Federal Aviation Administration  
Air Traffic Airspace Branch, ASW-520  
2601 Meacham Blvd.  
Fort Worth, TX 76137-0520

Aeronautical Study No.  
2006-AWP-4536-OE

Issued Date: 08/31/2006

Kim Berry  
Benton Road LLC  
1105 Quail Street  
Newport Beach, CA 92660

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building  
Location: Temecula, CA  
Latitude: 33-35-18.75 N NAD 83  
Longitude: 117-6-19.43 W  
Heights: 35 feet above ground level (AGL)  
1411 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 70/7460-1K.

This determination expires on 03/2/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above.

Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

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

If we can be of further assistance, please contact our office at (404)305-5580. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2006-AWP-4536-OE.

**Signature Control No: 474707-488562**

(DNE)

Michael Blaich  
Technician



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

*Tony Carstens · Agency Director*

**Planning Department**

*Robert C. Johnson · Planning Director*

August 24, 2006

Soboba Band of Luiseno Indians  
Harold Arres, Cultural Resources Manager  
P.O. Box 487  
San Jacinto, CA 92581

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323


Dear Soboba Band of Luiseno Indians:

The County of Riverside requests your participation in the review of a Specific Plan Amendment proposing to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential, and Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots located North of Auld Road, south of Benton Road and west of Pourroy Road, also referred to as APNs 963-010-006, 009 & 010. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. The County is seeking a consultation with you concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey has been requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to (name of planner and telephone number) by November 26, 2006.

Sincerely,  
Riverside County Planning Department

  
Michael Bufalino

Attachments  
Project Archeological Report  
USGS map

cc: Project Applicant, owner, engineer, etc.  
R. James Fagelson, Planning Department Tribal Liaison

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

*Tony Carstens · Agency Director*

**Planning Department**

*Robert C. Johnson · Planning Director*

August 24, 2006

Pechanga Band of Mission Indians  
Paul Macarro, Cultural Resource Center  
P.O. Box 1477  
Temecula, CA 92593

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

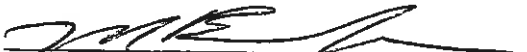
Dear Pechanga Band of Mission Indians:

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Sincerely,  
Riverside County Planning Department

  
Michael Bufalino

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cc: Project Applicant, owner, engineer, etc.  
R. James Fagelson, Planning Department Tribal Liaison

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

*Tony Carstens · Agency Director*

**Planning Department**

*Robert C. Johnson · Planning Director*

August 24, 2006

Pala Band of Mission Indians  
Robert Smith, Chairperson  
PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

Dear Pala Band of Mission Indians,

The County of Riverside requests your participation in the review of a Specific Plan Amendment proposing to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential, and Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots located North of Auld Road, south of Benton Road and west of Pourroy Road, also referred to as APNs 963-010-006, 009 & 010. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,  
Riverside County Planning Department



Michael Bufalino

Attachments  
Project Archeological Report  
USGS map

cc: Project Applicant, owner, engineer, etc.  
R. James Fagelson, Planning Department Tribal Liaison

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

*Tony Carstens · Agency Director*

**Planning Department**

*Robert C. Johnson · Planning Director*

August 24, 2006

Pechanga Band of Mission Indians  
Paul Macarro, Chairperson  
Box 2183  
Temecula, CA 92593

RE: Native American Consultation request for Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

Dear Pechanga Band of Mission Indians:

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Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to (name of planner and telephone number) by November 26, 2006.

Sincerely,  
Riverside County Planning Department

  
Michael Bufalino

Attachments  
Project Archeological Report  
USGS map

cc: Project Applicant, owner, engineer, etc.  
R. James Fagelson, Planning Department Tribal Liaison

**Native American Tribal Consultation List  
County of San Diego  
Riverside County  
August 8, 2006**

**Pala Band of Mission Indians**

Robert Smith, Chairperson

PMB 50, 35008 Pala Temecula Road

Pala, CA 92059

Luiseno

Cupeno

(760) 742-3784

(760) 742-1411 Fax

**Pechanga Band of Mission Indians**

Paul Macarro, Cultural Resource Center

P.O. Box 1477

Temecula, CA 92593

Luiseno

(951) 308-9295

(951) 676-2768

(951) 695-1778 Fax

**Soboba Band of Mission Indians**

Robert J. Salgado, Sr., Chairperson

P.O. Box 487

San Jacinto, CA 92581

luiseno@soboba-nsn. Luiseno

(951) 654-2765

(951) 654-4198 - Fax

**Pechanga Band of Mission Indians**

Mark Macarro, Chairperson

P.O. Box 2183

Temecula, CA 92593

Luiseno

(951) 676-2768

(951) 695-1778 Fax

**Soboba Band of Luiseno Indians**

Harold Arres, Cultural Resources Manager

P.O. Box 487

San Jacinto, CA 92581

harres@soboba-nsn. Luiseno

(951) 654-2765

FAX: (951) 654-4198

*This list is current only as of the date of this document.*

*Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.*

*This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.*

~~STATE OF CALIFORNIA~~~~Arnold Schwarzenegger, Governor~~**NATIVE AMERICAN HERITAGE COMMISSION**915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4882  
Fax (916) 657-5390

August 8, 2006

Mr. Michael Bufalino  
COUNTY OF RIVERSIDE TRANSPORTATION & LAND MANAGEMENT AGENCY  
P.O. Box 1409  
Riverside, CA 92502-1409SENT BY FAX: 951-955-3157  
Number of Pages: 3Re: Specific Plan Amendment No. 00106AG; Zone Change No. 07214; TMP No. 32323;  
Temecula, Riverside County

Dear Mr. Bufalino:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested plan amendment boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton  
Program Analyst

Attachment: Tribal Consultation List



September 19, 2006

Michael Bufalino  
County of Riverside  
Transportation and Land Management Agency  
4080 Lemon St., 9<sup>th</sup> Floor  
PO Box 1409  
Riverside, CA 92502-1409

RE: Native American Consultation Request for Specific Plan Amendment No. 00106AG,  
Change of Zone No. 07214, Tentative Tract Map No. 32323

Dear Mr. Bufalino:

This letter is in response to your request for Native American consultation on the above referenced project. We respond to these requests on behalf of Robert Smith, Chairman of the Pala Band of Mission Indians.

At this time, we do not request government-to-government consultation on this project. Because this project takes place outside the traditional areas of residence of the people of Pala, we have a low level of concern regarding possible areas of cultural sensitivity. However, this should not be construed as indicating that no cultural resources or traditional cultural properties are present in this location. Areas of significance may be identified by other concerned bands, or revealed in the course of land development. The Pala Band of Mission Indians stands behind any assertions made by other bands that there are significant resources within the project area, should such assertions be made. Furthermore, we do not renounce our right or desire to be consulted regarding future projects taking place within Riverside County.

We appreciate being made aware of this project and having the opportunity to comment.

Sincerely,

Shasta C. Gaughen, MA, ABD  
Assistant Director

35008 Pala Temecula Road  
PMB 445  
Pala, CA 92059

760-742-1590 [phone]  
760-742-4543 [fax]



**Mission:**

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

September 13, 2006

Attn: Michael Bufalino  
Riverside County Planning Division  
P.O. Box 1409  
Riverside, Ca 92502-1409

RE: Tentative Tract Map No. 32323

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(s) 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.

Soboba Band of Luiseño Indians is requesting the following:

1. Further consultations which may include a Mitigation Plan.
2. Copies of archeological and/or cultural resource documentation.
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 Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]





September 19, 2006

Michael Bufalino  
County of Riverside  
Transportation and Land Management Agency  
4080 Lemon St., 9<sup>th</sup> Floor  
PO Box 1409  
Riverside, CA 92502-1409

RE: Native American Consultation Request for Specific Plan Amendment No. 00106AG,  
Change of Zone No. 07214, Tentative Tract Map No. 32323

Dear Mr. Bufalino:

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We appreciate being made aware of this project and having the opportunity to comment.

Sincerely,

Shasta C. Gaughen, MA, ABD  
Assistant Director

35008 Pala Temecula Road  
PMB 445  
Pala, CA 92059

760-742-1590 [phone]  
760-742-4543 [fax]

# Pechanga Cultural Resource Center

Temecula Band of Luiseno Mission Indians

Pechanga Reservation

Post Office Box 2183

Temecula, California 92593

Telephone: (951) 308-9295

Facsimile: (951) 506-9491

## Facsimile Information Page

Please Deliver To: Planning Attn: Michael Bufalino

Fax#: (951) 955 3157

From: PCRC

Total Number of Pages Sent Including this Page: 5

**NOTICE:**

If You Do Not Receive Legible Copies of All the Pages, Please Call (951) 308-9295 ASAP and Ask For the Sender.

SENT BY: Stephanie Gordon

DATE SENT: 11/20/06

RE: Comments on SPA No. 00106AG TR 32323

This transmission is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or photocopying of this communication is strictly prohibited. If you have received this communication in error, please notify us IMMEDIATELY by telephone, and return the original message to us at the above address via the U.S. Postal Service. Thank you.

COMMENTS: Hard copy will follow in  
mail. Contact me if you have  
any questions

**ORIGINAL:**

WILL \_\_\_\_\_

WILL NOT \_\_\_\_\_ SEND

**CONFIRM RECEIPT:**

YES \_\_\_\_\_

NO \_\_\_\_\_



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

November 20, 2006

**SENT VIA FACSIMILE AND E-MAIL**

Michael Bufalino, Project Planner  
 County of Riverside  
 Planning Department  
 4080 Lemon Street, 9<sup>th</sup> Floor  
 Riverside, CA 92502-1409

**Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323**

Dear Mr. Bufalino:

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, pursuant to a State law entitled the Traditional Tribal Cultural Places law (also known as SB18) (Cal. Govt. C. §65352.3), The Tribe is requesting consultation with the City as required pursuant to SB18.

We request that this letter and all of the Tribe's comments be part of the official record for the approval of this Project. So that the Tribe may engage in meaningful consultation, we also request that the County of Riverside provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available. We are also requesting that the Tribe be on the mailing list for this Project so that we receive all notices, public documents, and hearing notices pertaining to this Project.

**Lead Agency Consultation with the Pechanga Tribe Required Pursuant to Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4 (Senate Bill 18- Traditional Tribal Cultural Places Law)**

As this project requires a Specific Plan Amendment and a Tentative Tract Map, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB18) (Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All official consultation shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency; and seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section

Chairperson:  
 Germaine Arenas

Vice Chairperson:  
 Mary Bear Magee

Committee Members:  
 Raymond Basquez, Sr.  
 Evie Gerber  
 Darlene Miranda  
 Bridgett Barcello Maxwell

Director:  
 Gary DuBois

Coordinator:  
 Paul Macarro

Cultural Analyst:  
 Stephanie Gordin

Monitor Supervisor:  
 Aurelia Murrillo

Pechanga Letter dated November 20, 2006 to County of Riverside  
Re: **Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and  
Tentative Tract Map No. 32323**  
Page 2

1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associations features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As such, the Pechanga Tribe officially requests consultation with the County of Riverside and the Project Applicant. Further, the Tribe requests that this consultation be an in person government-to-government consultation as well as considering this letter part of the official record for SB 18 purposes and CEQA purposes.

### PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records found in the vicinity of the Project. Given this threshold for the scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. Along with place names and stories relating to this area, Pechanga also asserts that projects in close vicinity have unearthed Luiseño artifacts during the ground breaking activities. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities. Furthermore, the Pechanga Tribe's cultural knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, is additional evidence that subsurface sites may exist in this Project area.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present prior to and during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

*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*

Pechanga Letter dated November 20, 2006 to County of Riverside

Re: **Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323**

Page 3

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. Accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

### PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the archeological reports for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.
5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department and other interested agencies in protecting the invaluable Luiseño cultural

*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*

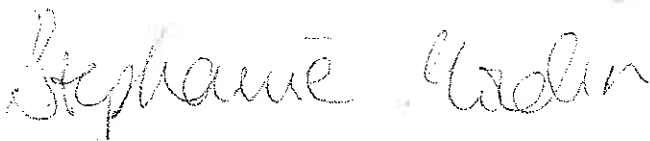
Pechanga Letter dated November 20, 2006 to County of Riverside

Re: **Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and  
Tentative Tract Map No. 32323**

Page 4

resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295. Thank you for the opportunity to submit these comments.

Sincerely,



Stephanie Gordin  
Cultural Analyst

Cc: Pechanga Legal Department



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

November 20, 2006

**SENT VIA FACSIMILE AND E-MAIL**

Michael Bufalino, Project Planner  
County of Riverside  
Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502-1409

**Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and Tentative Tract Map No. 32323**

Dear Mr. Bufalino:

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, pursuant to a State law entitled the Traditional Tribal Cultural Places law (also known as SB18) (Cal. Govt. C. §65352.3), The Tribe is requesting consultation with the City as required pursuant to SB18.

We request that this letter and all of the Tribe's comments be part of the official record for the approval of this Project. So that the Tribe may engage in meaningful consultation, we also request that the County of Riverside provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available. We are also requesting that the Tribe be on the mailing list for this Project so that we receive all notices, public documents, and hearing notices pertaining to this Project.

**Lead Agency Consultation with the Pechanga Tribe Required Pursuant to**  
**Cal. Govt. C. §§ 65351, 65352, 65352.3 and 65352.4**  
**(Senate Bill 18- Traditional Tribal Cultural Places Law)**

As this project requires a Specific Plan Amendment and a Tentative Tract Map, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB18) (Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All official consultation shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency; and seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Raymond Basquez, Sr.  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Stephanie Gordin

Monitor Supervisor:  
Aurelia Marruffo

1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associations features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

As such, the Pechanga Tribe officially requests consultation with the County of Riverside and the Project Applicant. Further, the Tribe requests that this consultation be an in person government-to-government consultation as well as considering this letter part of the official record for SB 18 purposes and CEQA purposes.

### PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records found in the vicinity of the Project. Given this threshold for the scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. Along with place names and stories relating to this area, Pechanga also asserts that projects in close vicinity have unearthed Luiseño artifacts during the ground breaking activities. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities. Furthermore, the Pechanga Tribe's cultural knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, is additional evidence that subsurface sites may exist in this Project area.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present prior to and during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.



Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. Accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

### PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the archeological reports for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
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3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.
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The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department and other interested agencies in protecting the invaluable Luiseño cultural

Pechanga Letter dated November 20, 2006 to County of Riverside

**Re: Comments on Specific Plan Amendment No. 00106AG, Change of Zone No. 07214 and  
Tentative Tract Map No. 32323**

Page 4

resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295. Thank you for the opportunity to submit these comments.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Gordin".

Stephanie Gordin  
Cultural Analyst

Cc: Pechanga Legal Department

---

*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*

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

Tony Carstens · Agency Director  
**Planning Department**  
Robert C. Johnson · Planning Director

August 7, 2006

Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

RE: Tribal Consultation List Request (FAX 916-657-5390)

Dear Sirs:

Pursuant to S.B. 18, Riverside County requests a Tribal Consultation List for the project listed below:

**Project Title:** Specific Plan Amendment No. 00106AG, Change Of Zone No. 07214, Tentative Tract Map No. 32323

**Riverside County Planning Department**

P.O. Box 1409

Riverside, CA 92502-1409

Planner Name: Michael Bufalino

Direct Phone Number: 951-955-2211

Fax Number: 951-955-3157

**Specific Area Subject to Proposed Action:**

County: Riverside County City/Community: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**Local; Action Type:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> General Plan           | <input type="checkbox"/> Specific Plan                        | <input checked="" type="checkbox"/> Tract Map |
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Specific Plan Amendment   | <input type="checkbox"/> Parcel Map           |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Specific Plan – Planning Area Change | <input type="checkbox"/> Use Permit           |

**Project Description:**

The Specific Plan Amendment proposes to change 13.2 acres of from Very Low Density Residential to Medium Density Residential, 16.7 acres of from Medium Density Residential to Rural Residential. And Tentative Tract Map No. 32323 proposes a subdivision of 20.03 gross acres into 38 residential lots.

**NAHC Use Only**

Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

Native American Tribal Consultation lists are only applicable for consulting with California Native American tribes per Government Code Section 65362.3.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Native American Heritage Commission Transmittal Letter.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor  
Room 209, Indio, California 92201  
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR SPECIFIC PLAN LAND USE**

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00106AG

DATE SUBMITTED: 09/29/05

**APPLICATION INFORMATION**

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street, Suite 140

Newport Beach Street 92660  
City CA ZIP

Daytime Phone No: ( 949 ) 777-9400 Fax No: ( 949 ) 777-9410

Engineer/Representative's Name: Rick Eng. Co. / Mick Ratican E-Mail: mratican@rickengineering.com

Mailing Address: 1223 University Ave , Suite 240

Riverside Street 92507  
City CA ZIP

Daytime Phone No: ( 951 ) 782-0707 Fax No: ( 951 ) 782-0723

Property Owner's Name: Benton Road, LLC E-Mail: \_\_\_\_\_

Mailing Address: 1105 Quail Street *cc Charles Rollins, Director of Forward Planning*

Newport Beach Street 92660  
City CA ZIP

Daytime Phone No: ( 949 ) 955-3832 Fax No: ( 949 ) 250-8574

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.

APPLICATION FOR SPECIFIC PLAN LAND USE

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.

Sheldon Group Co Karen Sully K. D. Sully  
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. \* *pls. refer to attached letter*

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

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the 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): ~~958-060-009~~ 963 - 010 - 006, 009 & 010

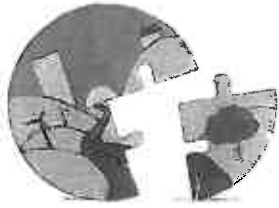
Section: 5 Township: 7S Range: 2W

Approximate Gross Acreage: \_\_\_\_\_

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2005, Riverside County, Page 929, D-1

Land Uses: Please provide a listing of the **proposed** land uses to include the following:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning 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.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)       CIRCULATION SECTION  
 GENERAL (WITH SPECIFIC PLAN) GPA 01219

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: Richland Communities, Inc.

Contact Person: Mike Byer E-Mail: mbyer@richlandinvestments.com

Mailing Address: 3161 Michelson Drive, Suite 425

Irvine CA 92612  
City State ZIP

Daytime Phone No: (949) 261-7010 Fax No: (949) 261-7016

Engineer/Representative Name: KWC Engineers

Contact Person: Mike Taing E-Mail: mike.taing@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100

Corona CA 92881  
City State ZIP

Daytime Phone No: (951) 734-2130 x235 Fax No: (951) 734-9139

Property Owner Name: Canadian Pacific Land, LLC and Strack Farms Land, LLC

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 963-010-006

Approximate Gross Acreage: 20.0

General location (nearby or cross streets): North of Auld Road, South of Benton Road, East of Beech Street, West of Pourroy Road

Existing Zoning Classification(s): R-A-1, R-A-5

Existing Land Use Designation(s): RR, VLDR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

Required GPA for TTM 32323 project

Related cases filed in conjunction with this request:

TTM 32323, SPA 106AG and CZ 07214

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). see above

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR 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 signed copy(ies): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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	✓	
Gas Company	So Cal Gas	✓	
Telephone Company			
Water Company/District	EMWD	✓	
Sewer District	EMWD	✓	

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River


If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.


**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4/25/17

Owner/Representative (2)  Date 4/25/17



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest \_\_\_\_\_

EXISTING DESIGNATION(S): RR, VLDR \_\_\_\_\_

PROPOSED DESIGNATION(S): \_\_\_\_\_

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

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**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: \_\_\_\_\_ Area Plan: Southwest \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: \_\_\_\_\_  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning 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 a Planning Area within a Specific Plan.
- Type 2:** Used to 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: \_\_\_\_\_

DATE SUBMITTED: 09/29/05

**APPLICATION INFORMATION**

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street, Suite 140

\_\_\_\_\_  
Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 777-9400 Fax No: (949) 777-9410

Engineer/Representative's Name: Rick Eng.Co./Mick Ratican E-Mail: mratican@rickengineering.com

Mailing Address: 1223 University Ave, Suite 240

\_\_\_\_\_  
Riverside CA 92507  
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Benton Road, LLC E-Mail: \_\_\_\_\_

Mailing Address: 1105 Quail Street  
*cc Charles Rollins, Director of Forward Planning*

\_\_\_\_\_  
Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 955-3832 Fax No: (949) 250-8574

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

**APPLICATION FOR CHANGE OF ZONE**

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.

Sheldon Group Co Karen Sully                      H. P. Sully  
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. \* *pls. refer to attached letter*

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

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)                      SIGNATURE OF PROPERTY OWNER(S)

If the 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): ~~958-060-009~~ 903-010-006

Section: 5                      Township: 7S                      Range: 2W

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2005 Riverside County Page 929, D-1

**APPLICATION FOR CHANGE OF ZONE**

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
✓ 1. Completed and signed application	X	X	X	X
2. Change of Zone Deposit-based fee	X	X	X	X
✓ 3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
✓ 4. One (1) copy of Assessor's Map, with the subject property identified	X	X		X
✓ 5. One (1) copy of property's legal description as recorded in the Office of the County Recorder	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	
✓ 8. Three (3) sets of labels for notification of surrounding property owners (see P.D. Form 295-1051 for details and specifics)	X	X	X	X

**CHANGE OF ZONE PRIMARY EXHIBIT**

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
 Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_

DATE SUBMITTED: 09/29/05

**APPLICATION INFORMATION**

Applicant's Name: Sheldon Group/Karen Sully

E-Mail: Karen@sheldongrp.com

Mailing Address: 901 Dove Street  
 \_\_\_\_\_  
 Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative's Name: Rick Eng. Co. / Mick Ratican E-Mail: mratican@rickengineerir

Mailing Address: 1223 University Ave, Su8ite 240  
 \_\_\_\_\_  
 Riverside, CA 92507  
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Benton Road, LLC E-Mail: \_\_\_\_\_

Mailing Address: c/o Cameo Homes 1105 Quail Street,  
 \_\_\_\_\_  
 Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 955-3832 Fax No: (949) 250-8574

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Sheldon Group Co Karen Selby      J. P. Sully  
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. \* *pls. refer to attached*

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

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)      SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): ~~958-060-009~~ 963-010-006

Section: 5      Township: 7S      Range: 2W

Approximate Gross Acreage: 20

General location (street address, cross streets, etc.): North of Auld Road, South of Benton Road, East of Leon Road, West of Pourroy Road

Thomas Brothers map, edition year, page number, and coordinates: 2004 Riverside County Page 929, D-1

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 20 acres into 38 single family residential lots. Schedule A

Related cases filed in conjunction with this request:

Change of Zone and Specific Plan Amendment

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 30,000

Estimated amount of fill = cubic yards 130,000

Does the project need to import or export dirt? Yes  No

Import yes Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
unknown at this time



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
unknown

How many anticipated truckloads? 2,500 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 317,705 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?


Check answer:  
 Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 7-11-05

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

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

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

**SPECIFIC PLAN NO. 106 AMENDMENT NO. 16, GENERAL PLAN AMENDMENT NO. 1219, CHANGE OF ZONE NO. 7214, AND TENTATIVE TRACT MAP NO. 32323** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richland Communities, Inc. – Engineer: KWC Engineers – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan – Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R:RR) as reflected in the Specific Plan – Location: Southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road - Zoning: Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, 5-acre minimum (R-A-5) – **REQUEST:** The Specific Plan Amendment proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The General Plan Amendment proposes to change the land use designation from Community Development: Very Low Density Residential (CD-VLDR) – Rural: Rural Residential (R-RR) to Community Development: Low Density (CD-LDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 5-acre minimum (R-A-5) to One-Family Dwellings (R-1). The Tentative Tract Map proposes a Schedule “A” Subdivision of 20.3 acres into 34 single family residential lots, one (1) private park and one (1) detention/ water quality basin lot.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	<b>JUNE 7, 2017</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE LOOWIT LOOP # 53, VANCOUVER, WASHINGTON, 98662

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> 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: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2017,

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

APN (s) or case numbers TR32323 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

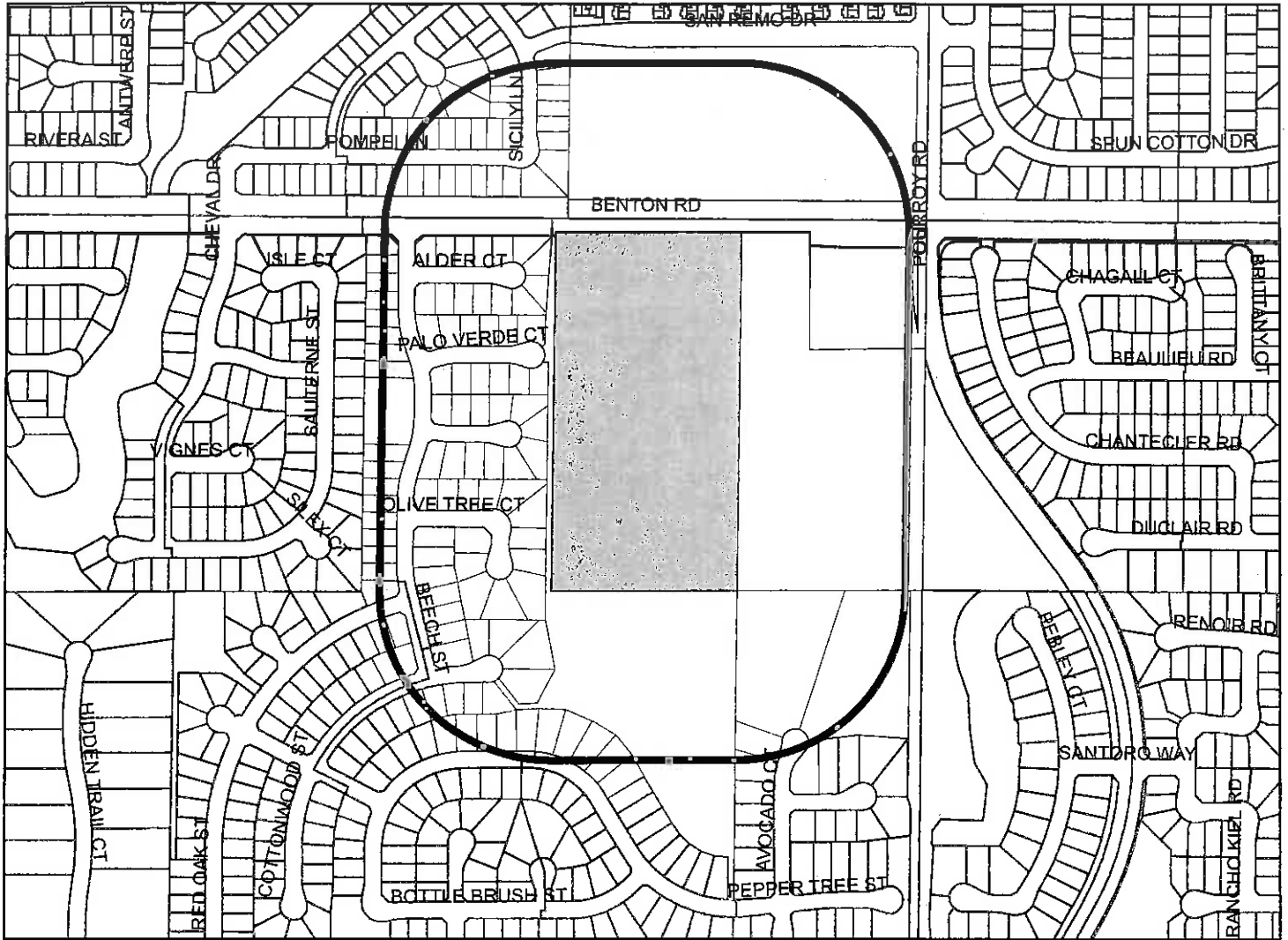
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

( 600 feet buffer)



**Selected Parcels**

963-180-012	963-181-023	963-181-034	963-181-005	963-200-006	963-360-003	963-180-009	963-360-017	963-200-003	963-362-017
963-010-010	963-200-002	963-181-013	963-360-019	963-200-004	963-181-056	963-200-023	963-010-006	963-100-008	963-362-021
963-200-010	963-181-016	963-362-019	963-200-001	963-181-010	963-181-043	963-431-024	963-181-012	963-180-006	963-180-008
963-431-023	963-180-005	963-180-017	963-181-028	963-181-017	963-362-026	963-200-024	963-181-007	963-010-012	963-360-014
963-181-009	963-181-057	963-181-003	963-200-005	963-362-023	963-191-002	963-181-029	963-181-040	963-181-046	963-360-008
963-200-007	963-181-038	963-360-012	963-181-022	963-181-035	963-181-027	963-181-024	963-360-013	963-200-008	963-360-011
963-181-004	963-210-002	963-181-011	963-181-050	963-181-052	963-181-002	963-181-008	963-180-002	963-181-037	963-362-022
963-210-004	963-362-020	963-180-015	963-200-022	963-181-031	963-360-009	963-360-018	963-360-010	963-180-003	963-181-036
963-431-022	963-360-016	963-181-053	963-362-007	963-210-005	963-181-048	963-181-045	963-181-032	963-200-021	963-180-010
963-360-004	963-181-018	963-181-019	963-190-001	963-431-020	963-181-014	963-200-009	963-181-044	963-191-017	963-362-027
963-180-004	963-191-018	963-181-042	963-362-018	963-181-041	963-180-016	963-181-033	963-181-047	963-181-030	963-181-049
963-180-001	963-180-013	963-181-001	963-360-006	963-210-001	963-181-026	963-210-003	963-181-021	963-191-001	963-362-025

First 120 parcels shown



525 262.5 0 525 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: 963010006, APN: 963010006  
STRACK FARMS LAND, ETAL  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

ASMT: 963180005, APN: 963180005  
MARJORIE ADAMS, ETAL  
779 CHOLLA RD  
CHULA VISTA CA 91910

ASMT: 963010012, APN: 963010012  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 963180006, APN: 963180006  
MARILYN CHALKER, ETAL  
36565 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963100008, APN: 963100008  
CARL RHEINGANS  
P O BOX 99  
WINCHESTER CA 92596

ASMT: 963180007, APN: 963180007  
WILLIAM PRATT  
26837 REDWOOD CIR  
MURRIETA CA 92563

ASMT: 963180001, APN: 963180001  
CRYSTAL BANGAYAN, ETAL  
36505 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963180008, APN: 963180008  
DAMIEN HOPKINS  
37523 MARY FRANCIS RD  
WINCHESTER CA 92596

ASMT: 963180002, APN: 963180002  
JAMES CLAYBURN, ETAL  
36517 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963180009, APN: 963180009  
SUMAN BATRA, ETAL  
91 LOS ALTOS DR  
HOLLISTER CA 95023

ASMT: 963180003, APN: 963180003  
MADELYN BERSON  
P O BOX 894  
MURRIETA CA 92593

ASMT: 963180010, APN: 963180010  
MICHAEL BRANNON  
36637 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963180004, APN: 963180004  
DARCY OHNESORGEN, ETAL  
36541 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963180011, APN: 963180011  
MAUREEN LAMBERT, ETAL  
36649 BEECH ST  
WINCHESTER, CA. 92596



ASMT: 963180012, APN: 963180012  
SUSAN GETTMAN, ETAL  
36661 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181002, APN: 963181002  
JUAN GONZALEZ  
31660 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963180013, APN: 963180013  
NANETTE INGERSOLL, ETAL  
36673 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181003, APN: 963181003  
ERNESTO ESPINOSA  
31672 ALDER CT  
WINCHESTER CA 92596

ASMT: 963180014, APN: 963180014  
TAMMY HOLT  
36685 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181004, APN: 963181004  
ARMIDA AGUIRRE, ETAL  
30707 LILLY POND LN  
MURRIETA CA 92563

ASMT: 963180015, APN: 963180015  
DIANE DONALD, ETAL  
30650 EPIPLANEIA WAY  
WINCHESTER CA 92596

ASMT: 963181005, APN: 963181005  
ALICIA OLIVARES  
31696 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963180016, APN: 963180016  
FRANKLIN POWELL, ETAL  
C/O FRANKLIN E POWELL  
36709 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181006, APN: 963181006  
WENDY JOHNSON  
31708 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963180017, APN: 963180017  
PENELOPE BUSHEY, ETAL  
36721 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181007, APN: 963181007  
DEENA DURON  
31720 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181001, APN: 963181001  
MELISSA BOWMAN, ETAL  
31648 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181009, APN: 963181009  
EILEEN BOYLE  
31713 ALDER CT  
WINCHESTER, CA. 92596



ASMT: 963181010, APN: 963181010  
GARY WALSON, ETAL  
31701 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181017, APN: 963181017  
ELIZABETH WEST, ETAL  
31674 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181011, APN: 963181011  
PAMELA HILL, ETAL  
31689 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181018, APN: 963181018  
RENATE DUGAN, ETAL  
32905 AVENIDA LESTONNAC  
TEMECULA CA 92592

ASMT: 963181012, APN: 963181012  
KATHLEEN PAGE, ETAL  
31677 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181019, APN: 963181019  
MICHAEL SILVA  
31698 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181013, APN: 963181013  
DINA WEST KING, ETAL  
31665 ALDER CT  
WINCHESTER, CA. 92596

ASMT: 963181020, APN: 963181020  
STEVEN ALCARAZ  
31710 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181014, APN: 963181014  
TERRY NAGY, ETAL  
31653 ALDER CT  
WINCHESTER CA 92596

ASMT: 963181021, APN: 963181021  
DEBRA WILDER, ETAL  
5755 SPRINTER LN  
BONITA CA 91902

ASMT: 963181015, APN: 963181015  
KAREN BOLTON, ETAL  
31650 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181022, APN: 963181022  
YUKO JACKSON, ETAL  
31703 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181016, APN: 963181016  
PAUL AZEVEDO, ETAL  
31662 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181023, APN: 963181023  
ALEX HOFFMAN  
31691 PALO VERDE CT  
WINCHESTER, CA. 92596



ASMT: 963181024, APN: 963181024  
SUZANNE HORNUNG, ETAL  
31679 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181031, APN: 963181031  
JACOB RUNCHEY, ETAL  
31700 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181025, APN: 963181025  
ANDREA COX, ETAL  
31667 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181032, APN: 963181032  
MARTIN ADAIR  
29971 SANTANA CT  
CANYON LAKE CA 92587

ASMT: 963181026, APN: 963181026  
ROBERT WONS  
31655 PALO VERDE CT  
WINCHESTER, CA. 92596

ASMT: 963181033, APN: 963181033  
KARA BALDERAS, ETAL  
31717 FLOWING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181027, APN: 963181027  
CONNIE HERR, ETAL  
31652 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181034, APN: 963181034  
LESLIE HUGHES, ETAL  
31705 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181028, APN: 963181028  
NANCY NELSON, ETAL  
31664 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181035, APN: 963181035  
MICHELE KULIN, ETAL  
31693 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181029, APN: 963181029  
PATRICIA ACHILLES, ETAL  
31676 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181036, APN: 963181036  
NAGWA SALAMA, ETAL  
31681 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181030, APN: 963181030  
CARRIE WILKINSON, ETAL  
31688 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181037, APN: 963181037  
KEITH HASSON  
31669 FLOWERING PLUM CT  
WINCHESTER, CA. 92596





ASMT: 963181038, APN: 963181038  
PATRICIA RAMIREZ, ETAL  
31657 FLOWERING PLUM CT  
WINCHESTER, CA. 92596

ASMT: 963181045, APN: 963181045  
MARK HANSEN  
1034 MILLER DR  
DAVIS CA 95616

ASMT: 963181039, APN: 963181039  
LINDSAY HASTERT, ETAL  
31646 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181046, APN: 963181046  
GLENDA REID  
31730 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181040, APN: 963181040  
RANDY SENEFFELD, ETAL  
31658 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181047, APN: 963181047  
MARILYN MEYER, ETAL  
31742 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181041, APN: 963181041  
MARILYN TIOTUICO, ETAL  
12263 BRIARDALE WAY  
SAN DIEGO CA 92128

ASMT: 963181048, APN: 963181048  
DEREK HASHIGUCHI, ETAL  
31753 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181042, APN: 963181042  
PATRICIA STRATTON  
31682 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181049, APN: 963181049  
KIM ZAHN, ETAL  
31747 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181043, APN: 963181043  
JAYNEANE HUTCHINSON, ETAL  
31694 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181050, APN: 963181050  
JOSE DELATORRE  
31735 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181044, APN: 963181044  
BERTHA ESTRELLA, ETAL  
31706 OLIVE TREE CT  
WINCHESTER, CA. 92596

ASMT: 963181051, APN: 963181051  
CRYSTAL GORDON, ETAL  
31723 OLIVE TREE CT  
WINCHESTER, CA. 92596



ASMT: 963181052, APN: 963181052  
REANNE MOSLEY, ETAL  
36702 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963190001, APN: 963190001  
MIGUEL ARELLANO  
36733 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181053, APN: 963181053  
MARCY HOWE  
36714 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963191001, APN: 963191001  
JAMIE LEMMENS, ETAL  
36728 RED OAK ST  
WINCHESTER, CA. 92596

ASMT: 963181054, APN: 963181054  
JENCY KOLB, ETAL  
36726 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963191002, APN: 963191002  
GARY WAGEMANN  
36740 RED OAK ST  
WINCHESTER, CA. 92596

ASMT: 963181055, APN: 963181055  
MEGAN RICE, ETAL  
36738 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963191017, APN: 963191017  
MOUNTAIN LAKES INC  
9667 W NOVA LN  
COEUR D ALENE ID 83814

ASMT: 963181056, APN: 963181056  
C VANGAALÉ  
36750 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963191018, APN: 963191018  
PARALUMAN BELEN  
36775 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963181057, APN: 963181057  
JANICE GARCIA, ETAL  
36762 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963200001, APN: 963200001  
VICTORIA WEBER, ETAL  
36774 BEECH ST  
WINCHESTER, CA. 92596

ASMT: 963181058, APN: 963181058  
SILVER OAKS RANCH 120  
C/O VICTOR MAHONY  
1105 QUAIL ST  
NEWPORT BEACH CA 92660

ASMT: 963200002, APN: 963200002  
ERIN MARSHALL, ETAL  
36739 COTTONWOOD ST  
WINCHESTER, CA. 92596



ASMT: 963200003, APN: 963200003  
JAMIE WILLIS, ETAL  
36727 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200010, APN: 963200010  
ILONA CANNON, ETAL  
36778 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200004, APN: 963200004  
SHAWNETTE HUNT, ETAL  
36715 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200020, APN: 963200020  
EMILY MACGREGOR, ETAL  
31656 PEPPER TREE ST  
WINCHESTER, CA. 92596

ASMT: 963200005, APN: 963200005  
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36718 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200021, APN: 963200021  
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8175 ARVILLE ST NO 200  
LAS VEGAS NV 89139

ASMT: 963200006, APN: 963200006  
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36730 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200022, APN: 963200022  
GWENDOLYN ROSA, ETAL  
31680 PEPPER TREE ST  
WINCHESTER, CA. 92596

ASMT: 963200007, APN: 963200007  
CATHY LILLY, ETAL  
36742 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200023, APN: 963200023  
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140 PROSPECT AVE NO 16M  
HACKENSACK NJ 7601

ASMT: 963200008, APN: 963200008  
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36754 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963200024, APN: 963200024  
DEBORAH CANEDO  
31704 PEPPER TREE ST  
WINCHESTER, CA. 92596

ASMT: 963200009, APN: 963200009  
WENDY MIMOUNI, ETAL  
36766 COTTONWOOD ST  
WINCHESTER, CA. 92596

ASMT: 963210001, APN: 963210001  
DIANE REECE, ETAL  
31 DEERFIELD PL  
TRABUCO CANYON CA 92679



ASMT: 963210002, APN: 963210002  
JENNIFER CASTRO, ETAL  
31729 PEPPER TREE ST  
WINCHESTER CA 92596

ASMT: 963210003, APN: 963210003  
ELIZABETH BARRETT, ETAL  
31740 PEPPER TREE ST  
WINCHESTER, CA. 92596

ASMT: 963210004, APN: 963210004  
AIMEE BARRET, ETAL  
31752 PEPPER TREE ST  
WINCHESTER, CA. 92596

ASMT: 963210005, APN: 963210005  
MARIAM ELQURA  
25032 WILKES PL  
LAGUNA HILLS CA 92653

ASMT: 963360003, APN: 963360003  
ARNEL MENDOZA  
31641 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360004, APN: 963360004  
RACHEL HOFFMAN, ETAL  
31653 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360005, APN: 963360005  
STACY MARNELL  
31665 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360006, APN: 963360006  
ROBERT PITTS  
31677 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360007, APN: 963360007  
KATHRYN BERGER, ETAL  
31689 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360008, APN: 963360008  
GLYKA MANAHAN  
31701 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360009, APN: 963360009  
LINDA SHARMAN  
31713 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360010, APN: 963360010  
SANDRA BANUELOS, ETAL  
1322 MOHAWK DR  
SANTA ANA CA 92704

ASMT: 963360011, APN: 963360011  
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31737 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963360012, APN: 963360012  
KASSY GREEN, ETAL  
31749 POMPEI LN  
WINCHESTER, CA. 92596



ASMT: 963360013, APN: 963360013  
ALAN LOCKSTEDT, ETAL  
36448 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360014, APN: 963360014  
FELICITAS TOBIAS, ETAL  
36436 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360015, APN: 963360015  
JOSE HERNANDEZ, ETAL  
36424 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360016, APN: 963360016  
JANEEN GOGGINS, ETAL  
36412 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360017, APN: 963360017  
DIPALBEN MAKAWANA, ETAL  
36400 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360018, APN: 963360018  
ROSE CHAVARRIA, ETAL  
36388 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963360019, APN: 963360019  
BRINDISI OWNERS ASSN  
31524 POMPEI LN  
WINCHESTER CA 92596

ASMT: 963362006, APN: 963362006  
TANN BARBARA ANN ESTATE OF  
C/O DARRYL SMITH  
4111 CONTAD DR  
SPRING VALLEY CA 91977

ASMT: 963362007, APN: 963362007  
CARLOS ALVARADO, ETAL  
36369 ANCONA CT  
WINCHESTER, CA. 92596

ASMT: 963362008, APN: 963362008  
STEPHAN MITCHLEY  
36354 ANCONA CT  
WINCHESTER, CA. 92596

ASMT: 963362017, APN: 963362017  
ARACELI ROYBAL, ETAL  
36379 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963362018, APN: 963362018  
PAUL HAYS  
30904 GREENSBORO DR  
TEMECULA CA 92592

ASMT: 963362019, APN: 963362019  
TARA NAVA, ETAL  
36415 SICILY LN  
WINCHESTER, CA. 92596

ASMT: 963362020, APN: 963362020  
HANH NGUYEN, ETAL  
31740 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963362021, APN: 963362021  
MARLENY SIBRIAN, ETAL  
31728 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963431020, APN: 963431020  
CYNTHIA ROSALES, ETAL  
31936 GOLDEN WILLOW CT  
WINCHESTER, CA. 92596

ASMT: 963362022, APN: 963362022  
KENNETH HASKINS  
31716 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963431021, APN: 963431021  
THOMAS WHITE  
28158 RIDGECOVE CT S  
RCH PALOS VERDES CA 90275

ASMT: 963362023, APN: 963362023  
FRANK GAO  
31704 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963431022, APN: 963431022  
JEANETTE ZIENERT, ETAL  
36881 AVOCADO CT  
WINCHESTER, CA. 92596

ASMT: 963362024, APN: 963362024  
CRYSTAL AUDET, ETAL  
31692 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963431023, APN: 963431023  
LISA POTTER, ETAL  
36893 AVOCADO CT  
WINCHESTER, CA. 92596

ASMT: 963362025, APN: 963362025  
GABRIELA PINONES, ETAL  
31680 POMPEI LN  
WINCHESTER, CA. 92596

ASMT: 963431024, APN: 963431024  
CRYSTAL GARRISON  
36905 AVOCADO CT  
WINCHESTER, CA. 92596

ASMT: 963362026, APN: 963362026  
NGA NGUYEN, ETAL  
921 MIRA LAGO WAY  
SAN MARCOS CA 92078

ASMT: 963362027, APN: 963362027  
NHAN NGUYEN  
21716 TWINFORD DR  
LAKE FOREST CA 92630



**TR32323**

**Owner:**

Richland Communities, INC.  
3161 Michelson Drive, Suite 425  
Irvine, CA 92612

**Engineer:**

KWC Engineers  
1880 Compton Avenue  
Corona, CA 92881

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3161 Michelson Drive, Suite 425  
Irvine, CA 92612

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1880 Compton Avenue  
Corona, CA 92881

**Owner:**

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3161 Michelson Drive, Suite 425  
Irvine, CA 92612

**Engineer:**

KWC Engineers  
1880 Compton Avenue  
Corona, CA 92881

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Waste Resources Management,  
Riverside County  
Mail Stop 5950

ATTN: General Manager  
French Valley Airport  
37552 Winchester Rd.  
Murrieta, CA 92563

CSA No. 143  
37552 Winchester Road,  
Murrieta, CA 92563

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Jeff Kubel  
Sheriff's Department, Riverside County  
30755-A Auld Road  
Murrieta, CA 92563

ATTN: Gayet Adame  
Eastern Information Center (UCR)  
Riverside, CA 92521-0418

Valley-Wide Recreation and Parks Dist.  
901 W. Esplanade Way  
San Jacinto, CA 92582





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
Assistant TLMA 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.**

Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323 (EA40350)

*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Richland Communities, Inc.  
*Project Applicant*

3161 Michelson Drive, Suite 425, Irvine, CA 92612  
*Address*

The project site is southerly of Benton Road, easterly of Beech Street, westerly of Pourrouv Road, and northerly of Auld Road  
*Project Location*

The SPECIFIC PLAN AMENDMENT proposes to change the land use designation on approximately 20 acres from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR). The GENERAL PLAN AMENDMENT proposes to change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density (CD:LDR) as reflected in the Specific Plan Land Use Plan. The CHANGE OF ZONE proposes to change the zoning classification of the project site from Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1). The TENTATIVE TRACT MAP proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature* Project Planner \_\_\_\_\_  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA40350 ZCFG 03802

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0520829

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: CANADIAN PACIFIC LAND, LLC AND \$64.00  
paid by: CK 2335  
EA40350  
paid towards: CFG03802 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 12, 2005 10:28  
CYUHAS posting date Oct 12, 2005

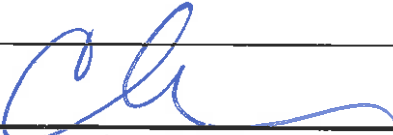
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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

**Agenda Item No.: 4.3**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner:**  
**Phayvanh Nanthavongdouangsy**  
**Planning Commission: June 7, 2017**

**General Plan Amendment No. 1216**  
**Addendum to the Certified Environmental**  
**Impact Report No. 524**  
**Applicant: County of Riverside**  
**EIR Consultant: Michael Baker International**

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Charissa Leach P.E.  
Assistant TLMA Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION:**

General Plan Amendment No. 1216 (GPA No. 1216) proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The revision will provide guidance on developing an integrated trails network to serve all members of the community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 (trails policy) and Figure 8 Trails and Bikeway System Map. GPA No. 1216 also proposes to modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System for consistency purposes, as described below.

### **PROJECT LOCATION:**

GPA No. 1216 amends the conceptual trails network that is located within the Temecula Valley Wine Country Policy Area. The Temecula Valley Wine Country is located in the Southwest Area Plan of the County's General Plan, which is generally located within the southwestern portion of unincorporated Riverside County, approximately three miles north of the San Diego County border. The existing Policy Area covers approximately 17,832 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

### **PROJECT BACKGROUND:**

The Temecula Valley Wine Country Community Plan (WCCP) and its associated Environmental Impact Report No. 524 (EIR No. 524) was respectively adopted and certified by the Board of Supervisor on March 11, 2014. The WCCP included General Plan Amendment No. 1077 (GPA No. 1077) that established the Temecula Valley Wine Country Policy Area within the Southwest Area Plan to: protect viticulture potential, rural lifestyle, and equestrian activities; allow appropriate level of commercial tourist activities; coordinate future growth to avoid land use conflicts; provide appropriate level of public facilities, services, and infrastructure with growth; and find a balance allowing growth while enhancing quality of life.

EIR No. 524 included an analysis of a Trails Map as part of the proposed WCCP to provide alternative modes of travel and recreational opportunities. While the Trails Map was a key component of the WCCP, during the public hearing process for the WCCP the public expressed concerns regarding the proposed trail alignments that were located adjacent to and within private property. The Board of Supervisors approved the WCCP on March 11, 2014; however, the Trails Map component was removed from the WCCP with a directive for staff to further refine the trail alignments and design. Per the request of the Board of Supervisors, the Riverside County Regional Parks Open-Space District (District) formed a Trails

Ad Hoc Committee to review and revise the Trails Map so that it would better reflect the desires of the community.

The Wine Country Trails Ad Hoc Committee included representatives from the equestrian, residential, and winery communities; as well as, representatives from the Riverside County District Advisory Commission (DAC) and the Riverside County Trails Committee. The Ad Hoc Committee consisted of 12 members that met monthly from April 2, 2014 through March 9, 2015, a total of 9 meetings. The Ad Hoc Committee discussed the trails location, type, functions, designs, usage, liability, and maintenance. Each representative worked on their assigned tasks and met with community members to elicit input. The results of their efforts is a Trails Map that balances varying interests to guide trails development for this region.

Compared to the originally proposed WCCP Trails Map, the Ad Hoc Committee Trails Map has fewer trail alignments with the majority of which are located within the road right-of-way (ROW). The Ad Hoc Committee also proposed and only include the following trail types in the proposed Trails Map:

- Agreement/Easement Trail: this trail type requires an agreement between the user and property owner on the use, final location, and design of the trail
- Regional Open Space Trail: these trails will become a part of the District Park Trails System and are maintained by the District
- Roadside Trail: this trail type are located within the ROW and may be maintained by the District, County's Transportation Department, other government entities, or non-profit agencies.

The proposed Ad Hoc Committee Trails Map was presented to the County Trails Committee on February 25, 2015 and the District Advisory Commission on May 7, 2015. Both groups support the incorporation of the Trails Map into the County's General Plan with minimal changes to the proposed Trails Map. The DAC supported Trails Map and the DAC staff report is attached to this Planning Commission staff report as Attachment A. The Planning Department presented the Trails Map and related components to the Planning Commission on October 19, 2016 for a workshop review.

***General Plan Amendment No. 1216***

The Planning Department proposes to incorporate the Trails Map into the SWAP through GPA No. 1216. Specifically, GPA No. 1216 proposes to amend the Southwest Area Plan Policy SWAP 1.7 and Figure 8; as well as, Circulation Element Figure C-6 as shown in Attachment B. Planning Staff recommends the following minor changes to the DAC supported Trails Map as a result of discussions with the District Staff:

1. The first change amends the trail classifications for the trails located along Anza Road, Rancho California Road, Pauba Road, and De Portola Road from Roadside Trail to Regional Open Space Trail. These trail segments will serve as the major backbone of the Wine Country Trail System and may be built to the standards outlined in the Temecula Valley Wine country Design Guidelines within the ROW. This change will also prioritize these trail segments into the County's Regional Trail System.
2. The second proposed change will amend the nomenclature for the "Agreement/Easement Trail" to the "Wine Country Connector Trail". The change eliminates confusion regarding other Trail segments that requires a dedicated easement. For example, some of the trails that are classified as Wine

Country Roadside Trail may also require easements. The definition of the Wine Country Connector Trail will clarify that the trail segments in this category will require the property owner's approval or a trail easement before use.

3. The last change is to recognize an existing Historic Southern Emigrant Trail that is located along State Route 79 on the Trails Map as shown on the existing SWAP Figure 8.

Planning Staff also proposes the following revision to Temecula Valley Wine Country Policy Area Policy SWAP 1.7, shown below in red, to provide definitions and direction on implementation of the Wine County trails network:

"SWAP 1.7 Develop and implement an integrated trails network that carefully considers *all trail users*, and includes, but is not limited to, regional *open space* trails, ~~combination wine country roadside trails,~~ *wine country connector* trails, bike paths, ~~open-space trails,~~ historic trails, etc. *as shown in SWAP Figure 8. SWAP Figure 8 Trails and Bikeway System is a conceptual Trails Plan that shows ideal trail alignments with various trail classifications to support a multi-use trails network.*

*There are three multi-use trail types shown on SWAP Figure 8 that are unique to the Wine Country Policy Area:*

*Regional Open Space Trail: Trails along Rancho California Road, Anza Road, De Portola Road, Pauba Road, and La Serena Way are intended to serve as backbone trails for the Wine Country Trails Network and are built within the road right-of-way (ROW). The trails along Rancho California Road and Anza Road can support combination trails as described in the Temecula Valley Wine Country Design Guidelines. The combination trails includes a Class I Bike Path and Regional Trail split on either side of the road. The Class I Bike Path will comply with the most current Caltrans Standards. The Regional Trail will be 10' to 12' in width. The trails along De Portola Road, Pauba Road and La Serena Way will be 4' to 8' in width. The widths of the trails may be modified due to road conditions including ROW availability as determined by the Riverside County Transportation Department. The trail along De Portola Road shall be considered as part of all future road improvement plans.*

*There are a few smaller trail segments that are also classified as Regional Open Space Trails located between properties. These trails are single track paths having earthen base and will be no wider than 4' with an ideal width of 2'. These trails would require an 8' easement.*

*The Regional Open Space Trail segments will become an integral part of the regional trail program of the County's Regional Park and Open-Space District. The actual construction and operation of these trails are reliant on securing trail easements and funding sources for continual trail maintenance.*

*Wine Country Roadside Trail: These trails are also located along road ROW. Wine Country Roadside Trails would be 4' to 8' in width along one side of the road, consisting of unimproved or decomposed granite material. Funding sources would be sought for the development and maintenance of Wine Country Roadside Trails (e.g., Landscape District, County Service Area (CSA), and Transportation District).*

*Wine Country Connector Trail: Wine Country Connector Trails provide additional connection routes, through private property. Thus, trail construction would require consent of the property owner and the establishment of access easements. Trail design would vary per site conditions. Partnerships between a local entity and private property owner would be required to develop and maintain trails, as well as define the acceptable use of the trails. The use of such trails is prohibited unless proper permission from the current property owners is granted or easements secured.*

*Class 2 and Class 3 Bikeways are not specifically shown on SWAP Figure 8 within the Temecula Valley Wine Country Policy Area; however, these bikeways may be located along roads that would safely support it.*

*All trails within the Wine Country Policy Area would consist of unimproved or decomposed granite materials, or material approved for use by the Riverside County Parks or Open Space District and the Riverside County Transportation Department. The trail paths require a 2' buffer on both sides of the path. The trails would include a fence or landscaped buffer from the roadway and private property.*

*The actual development and ultimate location of each trail segments are dependent on various funding sources, prioritizing needs, user safety, adequate road ROW, contiguous trail easements, the agency or entity that assumes responsibility for trails' operation including maintenance, and in some cases, property owners' permission. The County will work with the community to identify segments that can be developed first as land use development improvement occurs and funding becomes available. ”*

GPA No. 1216 also proposes to amend the Circulation Element Figure C-6, *Riverside County Trails and Bikeway System* to reflect the revised trail alignments in order to maintain consistency. No further edits to the Circulation Element are anticipated.

The WCCP Trails Map has undergone refinements since the adoption of GPA No. 1077 and certification of EIR No. 524. The revised Trails Map now includes fewer trails than previously prepared, and amends the WCCP Trails Map such that trails are now generally aligned along existing roadways and other corridors.

## **RECOMMENDATIONS:**

Staff recommends that the Planning Commission

**ADOPT** the Planning Commission Resolution recommending adoption of General Plan Amendment No. 1216 to the Riverside County Board of Supervisors.

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

**CONSIDER** the **ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 524**, based on the findings incorporated in the initial study and the conclusion that all potentially significant effects have been adequately analyzed in the certified EIR No. 524, and although some changes are needed, none of the conditions described in State CEQA Guidelines sections 15162 exist; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 1216 based upon the findings and conclusions incorporated in the staff report, pending resolution adoption by the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and attached Addendum to Environmental Impact Report No. 524 which is incorporated herein by reference.

1. GPA No. 1216 is an amendment to the County General Plan Trails and Bikeway System shown on the Circulation Element Figure C-6 and SWAP Figure 8. The conceptual trail plans identify trail types and for each trail type depict ideal locations to support a multi-use trails network that supports non-motorized transportation. The amendment to the conceptual Trails Map for the Temecula Valley Wine Country Policy Area is the first step on implementing the existing Area Plan Policy SWAP 1.7, which states “[d]evelop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.”

The proposed Trails Map connects the Wine Country area to other major tourist destinations of this region, such as the City of Temecula, Pechanga Tribal Reservation, Lake Skinner, and Vail Lake. The proposed Trail Map also connects wineries and equestrian facilities and provides recreational opportunities for those who work, visit, and live within the Policy Area.

The Ad Hoc Trails Map were presented at the Riverside County Trails Committee and District Advisory Commission for approval. Both meetings are open to and were attended by the members of the general public. There were no oppositions to the Trails Map during these meetings. The Riverside County Trails Committee and District Advisory Commission supported the incorporation of the proposed Trails Map into the County’s General Plan.

Planning Staff proposed revisions to Policy 1.7 to clearly define the specific trail classifications that are compatible with the rural characteristics of the Wine Country area.

The project does not include any land use designation amendment or an implementing land use project. The amendment amends the conceptual Trails Network depicted in the General Plan for the development of a multiuse trails system.

2. GPA No. 1216 is considered an Entitlement/Policy Amendment. This type of General Plan Amendment involves changes in the land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. GPA No. 1216 amends a policy and the conceptual trails network of the SWAP for the establishment a trails network within the Temecula Valley Wine Country Policy Area.

The General Plan’s Administration Element and Ordinance No. 348 requires the following findings for an Entitlement/Policy Amendment

The proposed change does not involve a change or conflict with The Riverside County Vision:

The GPA does not change or conflict with the County Vision. The proposed GPA supports the County's Vision to develop healthy communities that would support and encourage residents to be more physically active by increasing the number of trails in the conceptual trails network shown in the Circulation Element and the Southwest Area Plan. The proposed Trails Map was created with extensive community outreach and balances the varying interests of those who live, work and visit the Temecula Valley Wine Country Policy Area. The Temecula Valley Wine Country Policy Area was established to ensure long term viability of the wine industry while protecting the community's rural and equestrian lifestyle. The policies of which reflect the community's vision to protect and promote a strong identity for the Temecula Valley Wine Country. The Policy Area included Policy SWAP 1.7 that directs the development of an integrated trails network for this region. GPA No. 1216 is an important step forward on implementing this policy. GPA No. 1216 provides a policy direction and a conceptual trails network to guide development of a multi-use trails network that will connect different land uses within this area to each other and other major regional tourist destinations.

The proposed change does not involve a change or conflict with Any General Plan Principle set forth in General Plan Appendix B:

The GPA supports and does not conflict with any General Plan Principles. The GPA supports the Community Development Principles for Maturing Communities, Area Plans and Efficient Land Use.

Maturing Communities Planning Principle 1 states "[t]he General Plan Vision acknowledges that every community in the County is maturing in its own way, and its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community." This region of the County has matured into one of Southern California's top tourist destination with its many wineries, estate lots and equestrian activities. GPA No. 1216 specially tailors three different trail types that fit the unique characteristics and needs of Wine Country. GPA No. 1216 also provides ideal locations for each trail type and acknowledges the use and development of the trails are dependent on various factors such as available funding for its development and maintenance, adequate ROW, user safety, funding sources, etc.

Area Plans Planning Principle 2 states that "[r]efinement of existing Community Plans... must be done in parallel with the General Plan update.." The Board initiated the creation of the Wine Country Community Plan in 2008, the same year that the Board initiated the 2008 General Plan Update. The Community Plan was approved by the Board with a policy for the development and implementation of a trails network and provided direction to staff to further refine the conceptual trails network through a community outreach process. GPA No. 1216 completes the Board directive to refine the trails network and was developed through a community process led by the Wine Country Ad Hoc Committee. The Ad Hoc Committee sought public opinion to create a plan that was suitable for Wine Country. The Trails Map identifies trails along road ROW. This will help create opportunities for non-motorized forms of transportation as streets are improved.



Efficient Use of Land Planning Principle 3 states that “[p]rovision of mobility to an expanding population requires the integration of land and transportation through transit-adaptive development and infrastructure” through specific mobility goals. GPA No. 1216 fulfills the County’s mobility goal to “create street networks, directly connecting local destinations, that are friendly to pedestrians, bicyclists and others using non-motorized forms of transportation.” GPA No. 1216 provides direction to establish a multi-use trails network that considers the various community interests including the area’s residents, wineries and other agricultural operations, and equestrian facilities. The network also relies on the street ROW to establish the majority of the trails if the conditions will safely accommodate the trails.

The GPA also supports Community Design Principles for Unique Communities.

Unique Communities Planning Principle 2 which states “[a] further aspect of community character and identity is the natural topography and unique landforms that must be respected in the pattern of development. Each community... should have distinct edges, parks and open space connections.” GPA No. 1216 creates specific trail classifications that are reflects the Wine Country unique characteristics. The development of the proposed trails will require minimal site improvements and in most cases within existing road ROW. Once developed the trails network will provide recreational opportunities that are pedestrian, bicycle and equestrian oriented and accessible to persons of all ages, and whose frequent use is encouraged through placement and design.

The proposed change does not involve a change or conflict with any Foundation Component designation in the General Plan:

The GPA does not involve in changes to any Foundation Component designation in the General Plan. The GPA establishes a policies for the development of a well-balanced trails network within the Temecula Valley Wine Country Policy Area.

The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The GPA will contribute to the achievement of the purposes of the General Plan. The General Plan serves as a blueprint for growth that reinforces the community’s desire to preserve the area’s rural ambiance. The purpose of the Area Plans of the General Plan, is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The amendment to the SWAP Policy SWAP 1.7 will help develop a trails network that is unique to the Wine Country area. This will provide clarity on where a trail can ideally be located and provides general expectation on the trail characteristics. The policy provides flexibility in the trail site design, recognizing that the ultimate site design will vary depending on available ROW, location, and use.

Additionally, special circumstances or conditions have emerged that were unanticipated in preparing the 2008 General Plan Update.

The Board of Supervisors approved the Wine Country Community Plan (WCCP) in March 2014 well after the 2008 General Plan Update Project was initiated in October 2008. The WCCP included a general plan amendment that created the

Temecula Valley Wine Country Policy Area. The Policy Area included Policy SWAP 1.7 for the development of a trails network for Wine County. The Board also directed County staff to work with the community to update the General Plan's conceptual trails network for this area. Pursuant to the Board directive and Policy SWAP 1.7, the Wine Country Trails Ad Hoc Committee, consisting of community members, created a Trails Map that serves all members of the community. GPA No. 1216 will move forward the Committee's effort and the Trails Map supported by the Riverside County Parks and Open Space District into the General Plan.

3. This project proposes trails alignments that traverse various Criteria Areas of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This GPA No. 1216 proposes a conceptual trails network and a policy for to guide its implementation. Any construction as a result of the project would have to comply with the Multiple Species Habitat Conservation Plan (MSHCP) conservation goals and objectives. Each trail alignment will require an environmental assessment to complete the site design and prior to construction. Depending on the location of trail segment, certain biological studies may be required to comply with the MSHCP as part of the standard requirements associated with the development process in Riverside County. Depending on the result of these studies, implementing projects may incur additional requirements to ensure that adverse effects on any sensitive species or habitat do not occur.
4. Environmental Impact Report (EIR) No. 524 was certified by the Board of Supervisors on March 11, 2014 as a Program EIR for the Wine Country Community Plan. The Community Plan included a General Plan Amendment No. 1077, Ordinance No. 348.4729, Design Guidelines, and Greenhouse Gas Reduction Workbook. The Wine Country Community Plan (WCCP) GPA No. 1077 that was originally analyzed in EIR No. 524 included an update to the SWAP Figure 8 Trails and Bikeway System. GPA No. 1077 proposed numerous trail type located throughout the Wine Country Policy Area. GPA No. 1216 refines this map by creating unique trail classifications and decreasing the number of proposed trails.

Pursuant to State CEQA Guidelines section 15164, overall, the proposed GPA No. 1216 makes minor technical changes or additions to the WCCP Trails Map and policy language that was analyzed in the certified EIR No. 524. Changes to the Trails Map are consistent with the objectives of the WCCP. All prior mitigation measures from Certified EIR No. 524 that are applicable to implementing projects would also apply to the Project. No new or modified mitigation measures are required. Pursuant to Section 15164, the lead agency shall prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would trigger a subsequent environmental impact report is present pursuant to State CEQA Guidelines section 15162. None of the conditions described in the State CEQA Guidelines section 15162 have occurred as further described in the Addendum attached hereto as Attachment C and incorporated herein by this reference:

- A. The proposed GPA No. 1216 includes minor revisions to the Wine Country Community Plan Trails and Bikeway System Map. The conceptual alignments in the Trails and Bikeway System Map are less intense than previously proposed and analyzed in EIR No. 524, as a number of trail alignments have been removed from proposed WCCP Trails Map through GPA No. 1216. The changes would not present a new use or intensification of uses within the WCCP area that would result in new significant environmental effects. The proposed policy revisions provides clarification on trail types and characteristics that supports the varying interests of the Wine

Country area. GPA No. 1216 simplifies the various classifications shown on the Trails Map into three trail types specifically created to reflect the rural characteristics of Wine Country.

- B. The proposed GPA No. 1216 will include additional definitions of the proposed trail types to guide future trail design. These changes do not present a major change that would present a new significant environmental effect or substantial increase in the severity of previously identified significant effects that were analyzed in EIR No. 524.
- C. The proposed GPA No. 1216 does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified. The proposed Project makes modifications to the Trails and Bikeway System Map, and uses would be less intense than what was previously proposed. The proposed GPA No. 1216 is consistent with what was analyzed in EIR No. 524, and would not result in any new significant effects, or change a significant effect previously examine, or make a rejected mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

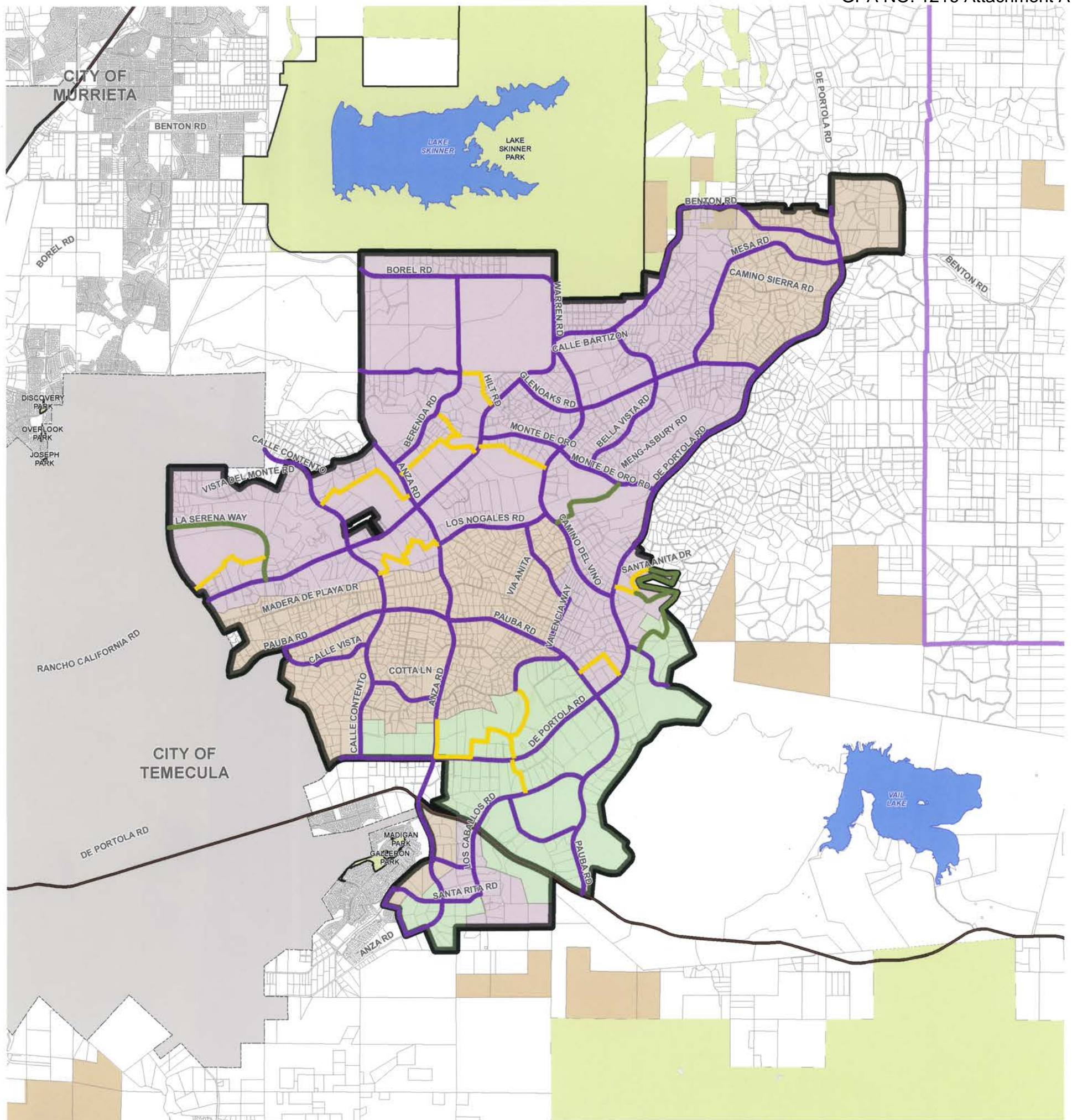
**CONCLUSIONS:**

- 1. The public's health, safety, and general welfare are protected through project design.
- 2. The proposed project is clearly compatible with the present and future logical development of the area.
- 3. The proposed project will not have additional significant effects on the environment.
- 4. The proposed project will not preclude reserve design for the WRCMSHCP.
- 5. The proposed project will not introduce

**INFORMATIONAL ITEMS:**

- 1. As of this writing, no letters, in support or opposition have been received.





Data Source: Riverside County Parks

- Proposed Easement Trail
- Regional Open Space Trail
- Roadside Trail
- Equestrian District
- Residential District
- Winery District
- Area Plan Boundary
- Highways
- Waterbodies
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- City Boundary
- Parcels
- Bureau of Land Management (BLM) Lands

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: The map represents a proposed conceptual trail and bikeway system plan as part of the Wine Country Community Plan. It does not represent a publicly available trail network. It is a proposed conceptual plan for a trail and bikeway system as part of the Wine Country Community Plan. Alignments on this concept plan can be changed or eliminated. Neither the County of Riverside nor the Riverside County Regional Park and Open-Space District have obtained contiguous easements for these proposed conceptual alignments. While the existence of privately held easements may exist within the plan area, such easements have not been dedicated nor accepted by the County or District. As such, the plan does not suggest, imply or grant permissions to the general public for trail use on privately owned property. The County or District do not suggest or condone the use of the proposed conceptual trail alignments on this plan without gaining the proper permission from the current property owners.

Ad Hoc Committee Approved 01/05/2015  
 Riverside County Trails Committee Approved 02/25/2015

Path: \\agency\img\Workspaces\Zelator\Parish\ProposedTrails\Fig 8 - Wine Country Proposed Trails.mxd

September 17, 2014  
 REVISED 12/30/2014

Disclaimer: 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.



**TEMECULA VALLEY  
 WINE COUNTRY  
 PROPOSED TRAILS AND  
 BIKEWAY SYSTEM**





## STAFF REPORT



**Agenda Item No. 11.0**

**Date: May 7, 2015**

**Job Code: 2013-8**

**Prepared by: Keith Herron**  
**For: District Advisory Commission**  
**Subject: Wine Country Trails Map**  
**Recommendation: Staff Recommends DAC Approval of Map Approved by Trails Committee**

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### **Background:**

The Wine Country Trails Ad Hoc Committee was officially constituted by the Riverside County District Advisory Commission (DAC) at its regular meeting on March 6, 2014. The purpose of the Committee was to recommend a new Wine County Trails Map for the Temecula Valley Wine Country Community Plan. This Community Plan was approved by the Riverside County Board of Supervisors (BOS) on December 3, 2013. The Trails Map in the Plan was removed, however.

The BOS asked that an Ad Hoc Trails Committee be formed to review the trails map and submit recommendations for a new one. The Ad Hoc Committee process for reconsideration of the trails map was coordinated by the Riverside County Regional Park and Open-Space District (District) operating through its Trails Committee and the DAC with staff assistance provided by the District and Riverside County Planning.

The Ad Hoc Committee membership drew representatives from: 1) the equestrian community 2) the residential community and 3) wineries/commercial businesses and 4) the Riverside County District Advisory Commission and the Riverside County Trails Committee. The Ad Hoc was chaired by Mr. Jerry Jolliffe (Riverside County Trails Committee). Mr. Marty Rosen served as Vice-Chair (Riverside County DAC).

Beginning April 4, 2014, the Ad Hoc met monthly through March 9, 2015 (9 meetings). The Ad Hoc assigned its work to three sub-committees.

- Trail Locations
- Trail Types, Functions and Designs
- Trail Usage, Liability, and Maintenance

The Trail Locations sub-committee presented a draft map to the full Ad Hoc at its meeting of January 5, 2015. The Ad Hoc approved the draft map unanimously. The January 5, 2015 Ad Hoc map was presented to the Riverside County Trails Committee for consideration at its regular meeting of February 25, 2015. The map itself met with approval. The Trails Committee recommended that the legend designation for "Agreement/Easement Trails" be changed to "Proposed Easement Trails". Both the map and the change to the legend were approved unanimously by the Trails Committee.

The map depicts three classifications of trails (see appendix): 1) Proposed Easement Trails 2) Regional Open-Space Trails and 3) Roadside Trails. This is a conceptual map for a network of trails. It represents the recommendations of the Wine Country Ad Hoc Trails Committee.

The map does not represent a publicly available trail network. It is a proposed concept plan to be considered for inclusion in the Wine Country Community Plan. Alignments on this concept plan can be changed or eliminated. Neither the County of Riverside nor the Riverside County Regional Park and Open-Space District have obtained contiguous easements for these proposed alignments. While privately held easements may exist within the plan area, such easements have not been dedicated nor accepted by the County or District. As such, the plan does not suggest, imply, or grant permissions to the general public for trail use on privately owned property. The County or District do not suggest or condone the use of the proposed conceptual trail alignments on this plan without gaining the proper permission from the current property owners.

**Next Steps:**

**Trails Committee Approved Map to be Reviewed by the DAC:** The map approved by the Trails Committee on February 25, 2015 will be presented to the DAC for action at its regular meeting of May 7, 2015.

**DAC Approved Map:** The map approved by the DAC will then be submitted to the Riverside County Planning process. Specifically, the District will write a letter to Riverside County Planning requesting the map approved by the DAC be included in General Plan Amendment (GPA) 960, for the Southwest Area Plan, Non-Motorized Circulation Element. As part of GPA 960, the Wine Country Trails Map will be reviewed through a series of public hearings. These are anticipated to begin in August 2015. The exact number of public hearings is not known at this time. There will perhaps be four, including two before the Riverside Planning Commission. The final approval would come from the BOS which will afford additional opportunities for public review.

# **Wine Country Trails Ad Hoc Committee Final Report**

**June 12, 2015,**

## **Executive Summary:**

The Wine Country Trails Ad Hoc Committee was officially constituted by the Riverside County District Advisory Commission (DAC) at its regular meeting on March 6, 2014. The purpose of the Committee was to recommend a new Wine Country Trails Map for the Temecula Valley Wine Country Community Plan. This Community Plan was approved by the Riverside County Board of Supervisors (BOS) on December 3, 2013. The Trails Map in the Plan was removed, however. The

BOS asked that an Ad Hoc Trails Committee be formed to review the trails map and submit recommendations for a new one. The Ad Hoc Committee process for reconsideration of the trails map was to be coordinated by the Riverside County Regional Park and Open-Space District (District) operating through its Trails Committee and the DAC with staff assistance provided by the District and Riverside County Planning.

The Ad Hoc Committee membership (see appendix) drew representatives from: 1) the equestrian community 2) the residential community and 3) wineries/commercial businesses. The Ad Hoc was chaired by Mr. Jerry Jolliffe (Riverside County Trails Committee). Mr. Marty Rosen served as Vice-Chair (Riverside County DAC).

Beginning June 2, 2014, the Ad Hoc met monthly through January 5, 2015 (8 meetings). The Ad Hoc assigned its work to three sub-committees.

- Trail Locations
- Trail Types, Functions and Designs
- Trail Usage, Liability, and Maintenance

## **I. Trail Locations:**

The Trail Locations sub-committee presented a draft map to the full Ad Hoc at its meeting of January 5, 2015. The Ad Hoc approved the draft map unanimously. The January 5, 2015 Ad Hoc map was presented to the Riverside County Trails Committee for consideration at its regular meeting of February 25, 2015. The map itself met with approval. The Trails Committee recommended that the legend designation for “Agreement/Easement Trails” be changed to “Proposed Easement Trails”. Both the map and the change to the legend were approved unanimously by the Trails Committee.

The map depicts three classifications of trails (see appendix): 1) Proposed Easement Trails 2) Regional Open-Space Trails and 3) Roadside Trails. This is a conceptual map for a network of trails. It represents the recommendations of the Wine Country Ad Hoc Trails Committee.

The map does not represent a publicly available trail network. It is a proposed concept plan to be considered for inclusion in the Wine Country Community Plan. Alignments on this concept plan can be changed or eliminated. Neither the County of Riverside nor the Riverside County Regional Park and Open-Space District have obtained contiguous easements for these proposed alignments. While privately held easements may exist within the plan area, such easements have not been dedicated nor accepted by the County or District. As such, the plan does not suggest, imply, or grant permissions to the general public for trail use on privately owned property. The County or District do not suggest or condone the use of the proposed conceptual trail alignments on this plan without gaining the proper permission from the current property owners.

## **II. Trail Types, Functions and Designs:**

The sub-committee focused on types or classifications of trails, their purposes and function, and attendant design issues. The following is a list of critical items discussed by the sub-committee and full Ad Hoc.

### ***~Trail classifications/types:***

The sub-committee recommended three types: 1) county maintained 2) vineyard 3) nature. Staff and some members pointed out that trail classification terminology would have to conform with that used in the County General Plan and the Trails Policies of the Wine Country Community Plan (see appendix).

### ***~Trail design elements:***

- While multi-use trails were acknowledged as the standard, separate trails were recommended for bicycles and horses. Separation could be achieved by barriers or location of the separate trails on the either side of roadways.
- Fencing for trail delineation should be 4-5 feet in height. Wherever possible, fencing should only be on one side of the trail, on the street-side of the trail.
- For privacy, wherever appropriate, trail barriers should be used to obstruct views into private property.
- For equestrian trails, width should be 8-14 feet to allow side-by-side riding.
- Soft surface trails should be designed for horse riders and mountain bikers. Concrete surfaces where crossings are necessary should be rough finish to prevent horses from slipping.
- Trail set-backs were recommended to be a minimum of 100 feet from property lines, not just structures.
- For safety at street crossings, flashing lights were recommended along the crosswalks as well as blinking lights on stop signs.
- Trail signs should be clear, functional, and not overabundant.
- Landscaping elements—plantings, berms, fences, barriers should be properly scaled to the terrain and trail classification. Landscaping should achieve a uniform design standard for the Wine Country network

## **III. Trail Usage, Liability, and Maintenance:**

Issues for this committee centered on legal concerns and trail maintenance. A central point of discussion was the regulation, or lack thereof, over commercial equestrian operations and their use of Wine Country Trails. Over the course of meetings, several questions were framed by the committee. These were referred to Riverside County Counsel for legal clarification. The full set of questions and answers addressed by County Counsel are included here in the appendices. Critical items discussed are listed below:

***~Trail Definitions:*** The following discussion resulted from questions posed by the committee to Riverside County Counsel.

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***From:*** Gunzel, Synthia

***To:*** Herron, Keith

***Cc:*** Brewer, Marc

***Subject:*** RE: Questions from the Wine Country

Keith,

*As you know, the County Board of Supervisors adopted the Wine Country Community Plan earlier this year. The Plan does not contain definitions for the different types of trails listed below. In reviewing state law, I did not find general definitions for all of these terms either. And, in usual attorney fashion, the answers to your questions are "It depends". Since terms can have several meanings depending upon the context, a governing jurisdiction would provide a definition in its legal authorities or policies to give guidance for implementation and compliance purposes.*



Question 1:

*A public trail can be defined as any trail that was created with the intention for use by the general public which specifies the nature of such public trail, the location and the type of interest that was created. This right of access is established pursuant to a recorded document conveying to a governmental agency and that governmental agency must specifically accept the interest being conveyed to it. Public trail uses can include pedestrian, equestrian, biking, hiking trails, but does not include a public street, road or highway.*

*A private trail can be defined as any trail to which only certain person or persons have the right of access and the nature, location and type of interest is described in the conveyance document to that person(s). An example of a private trail would be a pathway that is created within a purely residential area of a common interest development that is intended only for use by the residents (or members) of that common interest development.*

*A commercial trail can be any trail that is created with the intention for use by certain person(s) for commercial purposes. This likely would be a private trail on an establishment where "members only" had the right to use the trail.*

Question 2:

*There may be regulations that apply to the development of commercial trails. If a commercial trail was to be developed by a private person or entity and that proposed trail is located within an area subject to Riverside County's zoning ordinance, then it would have to be developed pursuant to certain development standards. For instance, the developer of a trail bike park in a rural residential zone within the unincorporated area of Riverside County must first obtain a conditional use permit before the developer can construct the trail bike park. While this type of development is not solely a "trail", it would contain trails to be used by park users. For development of any trails, there may be federal regulations that would also apply such as ADA accessibility regulations.*

Question 3:

*I understand this question as meaning whether it is possible for a public entity to develop private and public trails. No, the purposes of a public entity, such as the Park District or County of Riverside, are to provide facilities and services for the health, welfare and safety of the general public.*

Sub-Committee Question:

*It is possible to designate the nature of the trail; however, enforcement is more of an issue in real life. It would be difficult to prevent every instance of use that is not consistent with the intended nature for public trails. It is my understanding that the Wine Country Community Plan did provide for multi-uses, including trail riding businesses. However, the committee would not be locked in on its recommendations to include all the type of uses on every single trail established. The Southwest Area Plan (SWAP) Policy No. 1.7 provides:*

*SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.*

*The perimeters are mostly a policy consideration so long as they are consistent with the vision and policies of the County's General Plan and the Wine Country Community Plan and in compliance with any local, state, and federal laws. The information received at this point is too general to provide specific legal input on the appropriateness of restrictions on trails. A few things to keep in mind in general is that the public trails would need to be ADA compliant and the real property interest for the any of the trails would need to be acquired by proper means, such as by purchase, dedication or gift to the public agency and formally accepted by the public agency who will own the public trail interest. Also, if you want to limit the type of trail, it is advisable to support the limitation based upon a health, welfare or safety consideration.*

*Shellie Clack reminded me that the Santa Rosa Plateau Reserve has different trail designations depending upon the location within the Reserve area. She mentioned that some areas were more environmentally sensitive so animals are not allowed on the trails in those areas. Marc Brewer is correct in his statement that the committee could recommend a policy change or further define a general policy that would achieve the County's and the District's vision for that area.*

*Please let me know if you need clarification of my responses or have further questions for this committee meeting. I will be in the office tomorrow and could address any follow up questions.*

*Sincerely,*

*SYNTHIA M. GUNZEL*

*Deputy County Counsel IV*

*County of Riverside*

**~Commercial Equestrian Riding Companies:** (companies organized to provide equestrian trail rides for a fee)

- Guidelines and regulations should be developed for such companies.
- Such regulation should be established by county ordinance and added to the County General Plan.
- This regulation should address:
  - Licensing
  - Permissions to ride on private property
  - Trail routes
  - Number horses and riders; frequency of rides
  - Hours of operation
  - Security, safety, and health considerations
  - Penalties
- Enforcement of such an ordinance would be done County Code Enforcement.

**~Liability Issues:** This discussion was not in depth. Such issues would be covered under the applicable sections of the California Civil Code.

**~Wine Country Trail Maintenance:** Trail maintenance would fall under the jurisdiction of whatever entity is assigned those duties. Such duties could fall to private, local, or county jurisdictions or to a combination of these. Adopt-A-Trail plans were also recommended by the committee.

**~Staff Comment:** Many of the areas covered by the sub-committees on trail types, functions, usage, etc. are handled in detail by the contained in the Wine Country Community Plan, Non-Motorized Transportation (see appendix). The Ad Hoc Committee wanted to go on record with their concerns for these areas.

#### **IV. Next Steps**

**~Ad Hoc Map Reviewed by DAC:** The map approved by the Trails Committee on February 25, 2015 was submitted to the DAC for its recommendation at its regular meeting of May 7, 2015. DAC approved the map unanimously.

**~Approved Map:** The map approved by the DAC will be submitted to the Riverside County Planning process. Specifically, the District will forward the map to Riverside County Planning for inclusion in the General Plan Amendment process for the Southwest Area Plan, Non-Motorized Circulation Element. In this process, the Wine Country Trails Map will be reviewed through a series of public hearings. The exact timing of the hearings will be determined by Planning. The exact number of public hearings is not known at this time but will include at least one review before the Riverside County Planning Commission. The final approval of the map would come from the BOS, which will afford additional opportunities for public review.

## Southwest Area Plan

### PROPOSED GENERAL PLAN AMENDMENT NO. 1216

SWAP 1.7 Develop and implement an integrated trails network that carefully considers *all trail users equestrian uses, incidental commercial activities and agricultural operations*, and includes, but is not limited to, regional *open space* trails, *combination wine country roadside trails, wine country connector* trails, bike paths, *open space trails*, historic trails, etc. *as shown in SWAP Figure 8. SWAP Figure 8 Trails and Bikeway System is a conceptual Trails Plan that shows ideal trail alignments with various trail classifications to support a multi-use trails network.*

*There are three multi-use trail types shown on SWAP Figure 8 that are unique to the Wine Country Policy Area:*

*Regional Open Space Trail: Trails along Rancho California Road, Anza Road, De Portola Road, Pauba Road, and La Serena Way are intended to serve as backbone trails for the Wine Country Trails Network and are to be built within the road right-of-way (ROW). The trails along Rancho California Road and Anza Road can support combination trails as described in the Temecula Valley Wine Country Design Guidelines. The combination trails includes a Class I Bike Path and Regional Trail split on either side of the road. The Class I Bike Path will comply with the most current Caltrans Standards. The Regional Trail path will be 10' to 12' in width. The trail paths along De Portola Road, Pauba Road and La Serena Way will be 4' to 8' in width. The widths of the trails may be modified due to road conditions including ROW availability as determined by the Riverside County Transportation Department. Trails along De Portola Road shall be considered as part of all future road improvement plans.*

*There are a few smaller trail segments that are also classified as Regional Open Space Trails located between properties. These trails are single track paths having earthen base and will be no wider than 4' with an ideal width of 2'. These trails would require an 8' easement.*

*The Regional Open Space Trail segments will become an integral part of the regional trail program of the County's Regional Park and Open-Space District. The actual construction and operation of these trails are reliant on securing trail easements and funding sources for continual trail maintenance.*

*Wine Country Roadside Trail: These trails are also located along road ROW. Wine Country Roadside Trails would be 4' to 8' in width along one side of the road, consisting of unimproved or decomposed granite material.*

*Funding sources would be sought for the development and maintenance of Wine Country Roadside Trails (e.g. Landscape District, County Service Area (CSA), and Transportation District).*

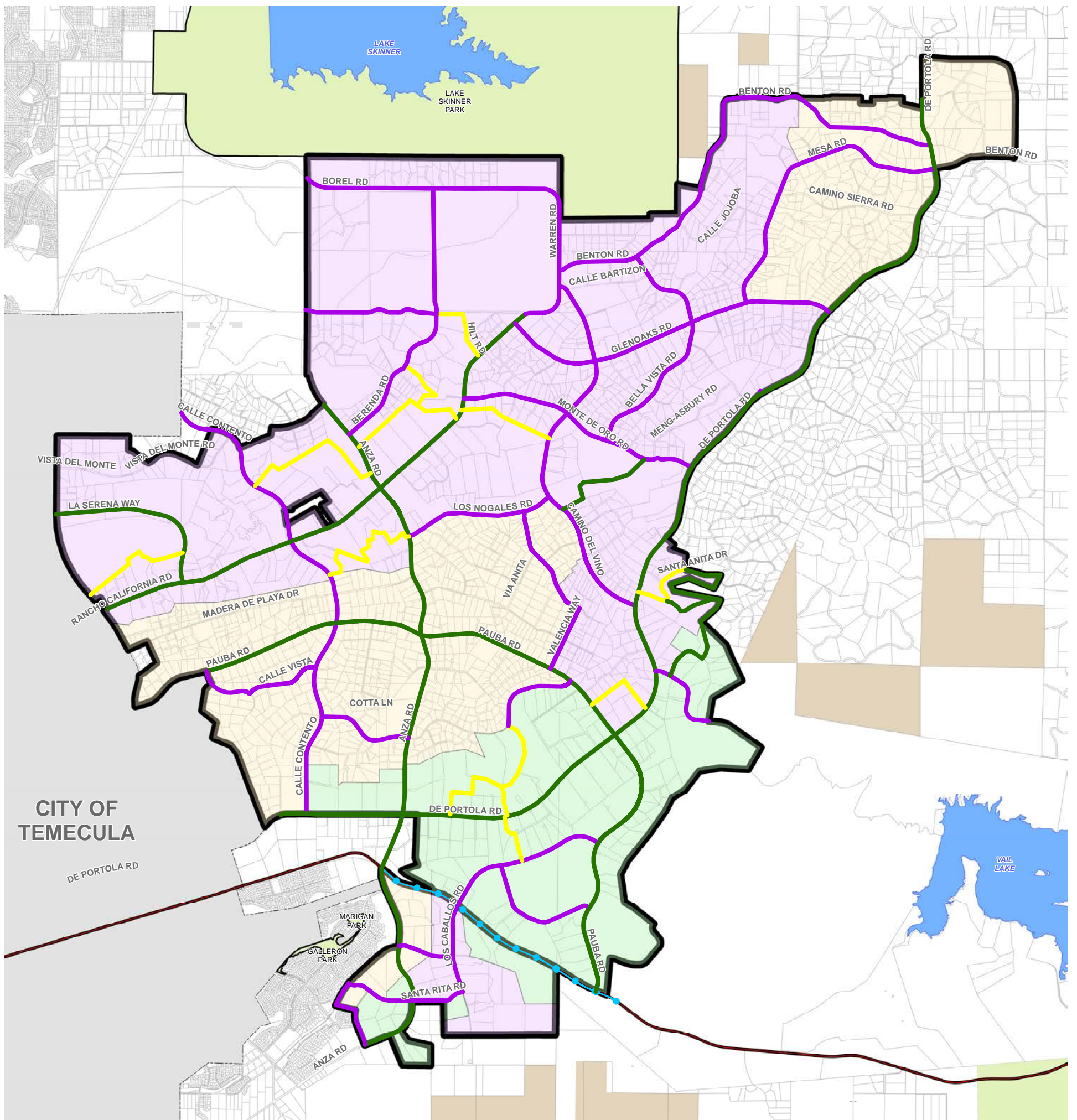
*Wine Country Connector Trail: Wine Country Connector Trails provide additional connection routes, through private property. Thus, trail construction would require consent of the property owner and the establishment of access easements. Trail design would vary per site conditions. Partnerships between a local entity and private property owner would be required to develop and maintain trails, as well as define the acceptable use of the trails. The use of such trails is prohibited unless proper permission from the current property owners is granted or easements secured.*

*Class 2 and Class 3 Bikeways are not specifically shown on SWAP Figure 8 within the Temecula Valley Wine Country Policy Area; however, these bikeways may be located along roads that would safely support it.*

*All trails within the Wine Country Policy Area would consist of unimproved or decomposed granite materials, or material approved for use by the Riverside County Parks and Open Space District and the Riverside County Transportation Department. The trail paths require a 2' buffer on both sides of the path. The trails would include a fence or landscaped buffer from the roadway and private property.*

*The actual development and ultimate location of each trail segments are dependent on various funding sources, prioritizing needs, user safety, adequate road ROW, contiguous trail easements, the agency or entity that assumes responsibility for the trails' operation including maintenance, and in some cases, property owners' permission. The County will work with the community to identify segments that can be developed first as land use development and road improvement occurs and funding becomes available.*





Data Source: Riverside County Parks

- Regional Open Space Trail
- Wine Country Roadside Trail
- Wine Country Connector Trail
- Historic Trail
- Equestrian District
- Residential District
- Winery District
- Highways
- Waterbodies
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- City Boundary
- Parcels
- Bureau of Land Management (BLM) Lands

**Note:** Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

**Note:** Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

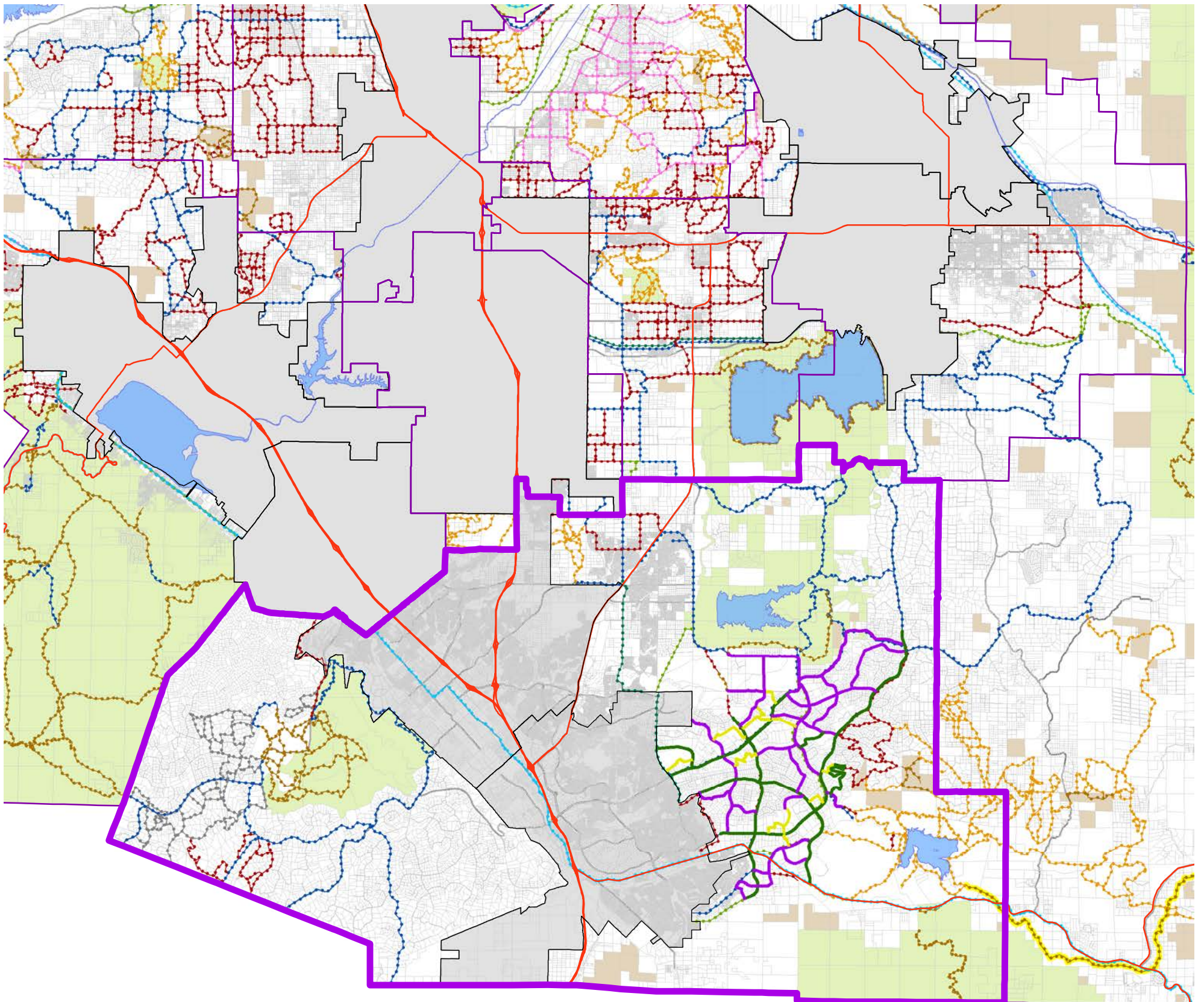
**Note:** Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

**Note:** The map represents a proposed conceptual trail and bikeway system plan as part of the Wine Country Community Plan. It does not represent a publicly available trail network. It is a proposed concept plan for a trail and bikeway system as part of the Wine Country Community Plan. Alignments on this concept plan can be changed or eliminated. Neither the County of Riverside nor the Riverside County Regional Park and Open-Space District have obtained contiguous easements for these proposed conceptual alignments. While the existence of privately held easements may exist within the plan area, such easements have not been dedicated nor accepted by the County or District. As such, the plan does not suggest, imply or grant permissions to the general public for trail use on privately owned property. The County or District do not suggest or condone the use of the proposed conceptual trail alignments on this plan without gaining the proper permission from the current property owners.

Ad Hoc Committee Approved 01/05/2015  
 Riverside County Trails Committee Approved 02/25/2015  
 Riverside County District Advisory Commission 05/07/2015





San Diego County

Data Source: Riverside County Parks

- Wine Country Connector Trails
- Regional Open Space Trail
- Wine Country Roadside Trail
- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Class II Bike Path
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- RCHA Trail
- Private Trail
- HIGHWAYS
- Area Plan Boundary
- Waterbodies
- California Riding & Hiking Trail
- City Boundary
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

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Figure 8



June 2, 2015

0 2.75 5.5 Miles

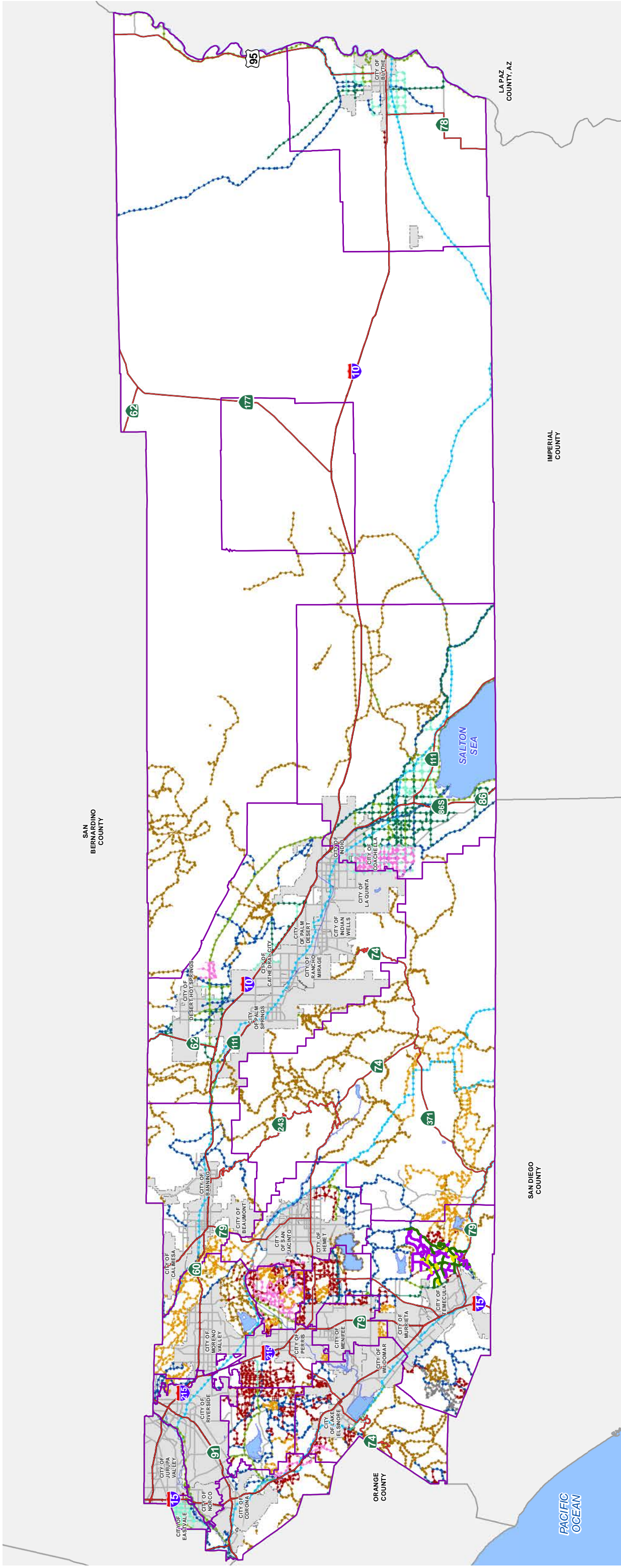
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



**PROPOSED GPA 1216  
SOUTHWEST AREA PLAN  
TRAILS AND BIKEWAY  
SYSTEM**

Path: \\agency\img\Project\Planning\AreaPlan\AreaPlan\SouthWest\MXD\Data\SWAP-Trails.mxd





Data Source: Riverside County Parks (2013)

- Wine Country Connector Trails
- Regional Open Space Trail
- Wine Country Roadside Trail
- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Class II Bike Path
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- RCHA Trail
- Private Trail
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure C-6

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only. The descriptions for the Wine Country Connector, Regional Open Space and Wine Country Roadside Trails are located within the Southwest Area Plan.

May 23, 2017

Disclaimer: 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 accuracy of the information and 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.



**PROPOSED GPA 1216  
RIVERSIDE COUNTY  
TRAILS AND BIKEWAY SYSTEM**

COUNTY OF RIVERSIDE  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Third Addendum to Final Environmental Impact Report No. 524  
State Clearinghouse No. 2009121076 | EIR No. 524 Certified on March 11, 2014

Project Case Type(s) and Number(s): GPA 1216

**L-ead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Phayvanh Nanthavongdouangsy  
**Telephone Number:** 951-955-6573  
**Applicant's Name:** County of Riverside Planning Department  
**Applicant's Address:** 4080 Lemon St. 12<sup>th</sup> Floor, Riverside CA 92501

**I. PROJECT INFORMATION**

**A. Project Summary:**

General Plan Amendment No. 1216 (GPA No. 1216) (Project), proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The revision will guide the development of an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 (trails policy) and Figure 8 (Trails and Bikeway Map). GPA No. 1216 will also modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System, for consistency purposes.

The Temecula Valley Wine Country Community Plan (WCCP) and its associated Environmental Impact Report No. 524 (EIR No. 524) was adopted and certified by the Board of Supervisors on March 11, 2014. EIR No. 524 included an analysis of a Trails Map as part of the WCCP. During the public hearing process for the WCCP, the Board of Supervisors received extensive public comments concerning the proposed Trails Map trail alignments within private property. In response to these comments the Board of Supervisors approved the WCCP without the Trails Map and directed staff to further refine the trail alignments and design.

Per the request of the Board of Supervisors, the Riverside County Regional Parks Open-Space District (District) formed an Ad Hoc Committee to review the Trails Map to create a trails network that better serve all members of the Community. GPA No. 1216 proposed Trail Map shown in *Figure 1, General Plan No. 1216 Temecula Valley Wine Country Policy Area Proposed Trails Map* reflects the community outreach efforts conducted by the Ad Hoc Committee and supported by the District for inclusion into the County's General Plan. The District supported Trails Plan proposed the following changes to the WCCP Trails Map:

- Removal of proposed trails from private property to public right-of-way (ROW), with the exception of a limited number of trails that would require specific agreements for their future use;
- Creation of new trail classifications as well as the definition of the proposed trail classification;
- Revision of SWAP Policy 1.7 to describe the proposed trail classifications for this area;
- Revision of SWAP Figure 8 Trails and Bikeway System; and,
- Revision of Circulation Element Figure C-6 to reflect the revised trail alignments.

The Trails Map, as originally proposed in 2013, included a number of trails located throughout the policy area including along private property. In response to public concern, the Trails Map has been reviewed and revised to include fewer trails than previously identified, and generally align trails along existing roadways and other corridors (as further explained in the Project Background section below).



***Project Location:***

GPA No. 1216 amends the conceptual trails network that is located within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan. The Policy Area is generally located within the southwestern portion of unincorporated Riverside County, approximately three miles north of the San Diego County border. The existing Policy Area covers approximately 17,832 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

**B. Project Background**

The Temecula Valley Wine Country Community Plan (WCCP) and its associated Environmental Impact Report No. 524 (EIR No. 524) was adopted and certified by the Board of Supervisors on March 11, 2014. The WCCP included General Plan Amendment No. 1077 (GPA No. 1077) that established the Temecula Valley Wine Country Policy Area within the Southwest Area Plan, Zone Ordinance No. 348.4729 to create implementing Wine Country Zones, Design Guidelines and a Greenhouse Gas Reduction Workbook. EIR No. 524 included an analysis of a Trails Map as part of the proposed WCCP to provide alternative modes of travel and recreational opportunities.

While the Trails Map was a key component of the WCCP, during the public hearing process for the WCCP the public expressed concerns regarding the proposed trail alignments that were located adjacent to and within private property. The Board of Supervisors approved the WCCP on March 11, 2014; however, the Trails Map component was removed from the WCCP with a directive for staff to further refine the trail alignments and design. Per the request of the Board of Supervisors, the Riverside County Regional Parks Open-Space District formed an Ad Hoc Committee to review and revise the Trails Map that better reflects the interest of all members of the Community.

The Wine Country Trails Ad Hoc Committee included representatives from the equestrian, residential, and winery communities; as well as, representatives from the Riverside County District Advisory Commission (DAC) and the Riverside County Trails Committee. The Ad Hoc Committee consisted of 12 members that met monthly from April 2, 2014 through March 9, 2015, a total of 9 meetings. The Ad Hoc Committee discussed the trails location, type, functions, designs, usage, liability, and maintenance.

Compared to the originally proposed WCCP Trails Map, the Ad Hoc Committee Trails Map has fewer trail alignments, the majority of which are located within the road right-of-way (ROW). The Ad Hoc Committee also proposed and only include the following trail types in the revised Trails Map:

- Agreement/Easement Trail: This trail type requires an agreement between the user and property owner on the use, final location, and design of the trail
- Regional Open Space Trail: These trails will become a part of the District Park Trails System and are maintained by the District
- Roadside Trail: This trail type is located within the ROW and may be maintained by the District, County's Transportation Department, other government entities, or non-profit agencies.

The proposed Ad Hoc Committee Trails Map was presented to the County Trails Committee on February 25, 2015 and the District Advisory Commission on May 7, 2015. Both groups support the incorporation of the Trails Map into the County's General Plan with minimal changes to the proposed Trails Map. The Planning Department presented the Trails Map and related components to the Planning Commission on October 19, 2016 for a workshop review.

## Project Description

As stated above, GPA No. 1216 proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The revision will provide guidance on developing an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 (trails policy) and Figure 8 Trails and Bikeway System Map. GPA No. 1216 also proposes to modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System for consistency purposes, as described below.

### ***Proposed revisions to the Southwest Area Plan Figure 8 and Circulation Element Figure C-6***

The Project amends the existing Southwest Area Plan Figure 6: SWAP Trails and Bikeway System to include uniquely created trails classification that supports a multi-use trails network within Temecula Valley Wine Country Policy Area, as shown on Figure 1.

For comparison purposes refer to Figure 2, Trails and Bikeway System Map Revision Comparison, which shows the WCCP Trails Map and the Project Trails Map side by side. Compared to the WCCP Trails Map, the Project includes less trails and simplifies the proposed trail classifications into three classifications: Regional Open Space Trail, Wine Country Roadside Trail, and Wine Country Connector Trail. The Project has fewer trails located through private property and classifies these trails as the Wine Country Connector Trails. Overall the Project includes fewer trails in comparison to those previously proposed in the WCCP Trails Map and locates the majority of the trails along the existing public ROW.

### ***Proposed revisions to Southwest Area Plan Policy SWAP 1.7***

The Project revises the Area Plan Policy SWAP 1.7 to provide further definition regarding the trails network within the WCCP. Policy SWAP 1.7 currently states:

*“SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.”*

The Project proposes the policy be revised as follows:

“SWAP 1.7 Develop and implement an integrated trails network that carefully considers all trail users, and includes, but is not limited to, regional open space trails, wine country roadside trails, wine country connector trails, bike paths, historic trails, etc. as shown in SWAP Figure 8. SWAP Figure 8 Trails and Bikeway System is a conceptual Trails Plan that shows ideal trail alignments with various trail classifications to support a multi-use trails network.

There are three multi-use trail types shown on SWAP Figure 8 that are unique to the Wine Country Policy Area:

**Regional Open Space Trail:** Trails along Rancho California Road, Anza Road, De Portola Road, Pauba Road, and La Serena Way are intended to serve as backbone trails for the Wine Country Trails Network and are to be built within the road right-of-way (ROW). The trails along Rancho California Road and Anza Road can support combination trails as described in the Temecula Valley Wine Country Design Guidelines. The combination trails includes a Class I Bike Path and Regional Trail split on either side of the road. The Class I Bike Path will comply with the most current Caltrans Standards. The Regional Trail path will be 10' to 12' in width. The trail paths along De Portola Road, Pauba Road and La Serena Way will be 4' to 8' in width. The widths of the trails may be modified due

to road conditions including ROW availability as determined by the Riverside County Transportation Department. Trails along De Portola Road shall be considered as part of all future road improvement plans.

There are a few smaller trail segments that are also classified as Regional Open Space Trails located between properties. These trails are single track paths having earthen base and will be no wider than 4' with an ideal width of 2'. These trails would require an 8' easement.

The Regional Open Space Trail segments will become an integral part of the regional trail program of the County's Regional Park and Open-Space District. The actual construction and operation of these trails are reliant on securing trail easements and funding sources for continual trail maintenance.

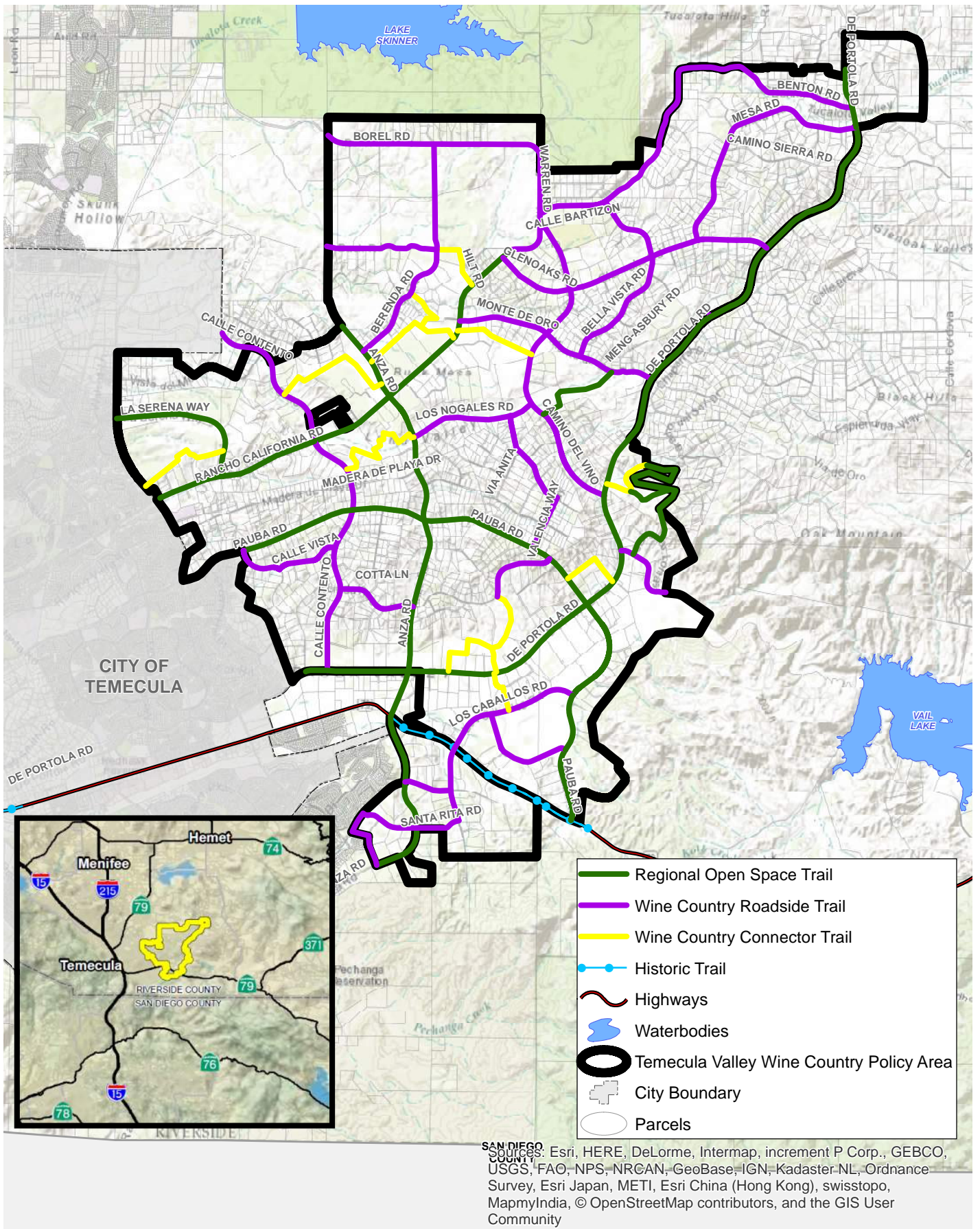
Wine Country Roadside Trail: These trails are also located along road ROW. Wine Country Roadside Trails would be 4' to 8' in width along one side of the road, consisting of unimproved or decomposed granite material. Funding sources would be sought for the development and maintenance of Wine Country Roadside Trails (e.g. Landscape District, County Service Area (CSA), and Transportation District).

Wine Country Connector Trail: Wine Country Connector Trails provide additional connection routes, through private property. Thus, trail construction would require consent of the property owner and the establishment of access easements. Trail design would vary per site conditions. Partnerships between a local entity and private property owner would be required to develop and maintain trails, as well as define the acceptable use of the trails. The use of such trails are prohibited unless proper permission from the current property owners are granted or easements secured.

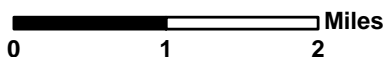
Class 2 and Class 3 Bikeways are not specifically shown on SWAP Figure 8 within the Temecula Valley Wine Country Policy Area; however, these bikeways may be located along roads that would safely support it.

All trails within the Wine Country Policy Area would consist of unimproved or decomposed granite materials, or material approved for use by the Riverside County Parks and Open Space District and the Riverside County Transportation Department. The trail paths require a 2' buffer on both sides of the path. The trails would include a fence or landscaped buffer from the roadway and private property.

The actual development and ultimate location of each trail segments are dependent on various funding sources, prioritizing needs, user safety, adequate road ROW, contiguous trail easements, the agency or entity that assumes responsibility for the trails' operation including maintenance, and in some cases, property owners' permission. The County will work with the community to identify segments that can be developed first as land use development and road improvement occurs and funding becomes available."



September 17, 2014  
REVISED 05/25/2017



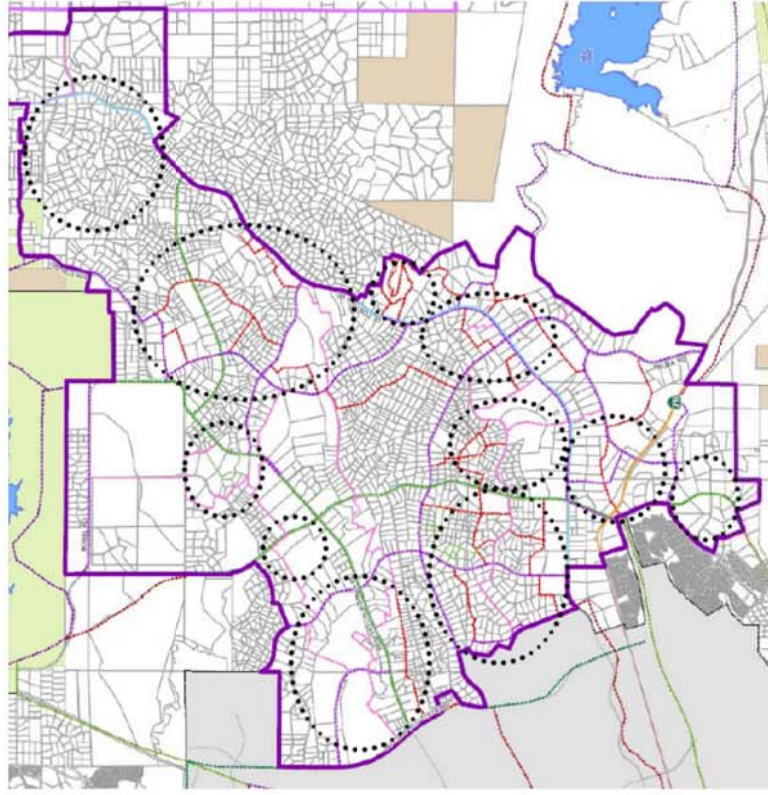
**GENERAL PLAN AMENDMENT NO. 1216  
TEMECULA VALLEY WINE COUNTRY POLICY AREA  
PROPOSED TRAILS AND BIKEWAY SYSTEM  
ADDENDUM TO EIR NO. 524 FIGURE 1**



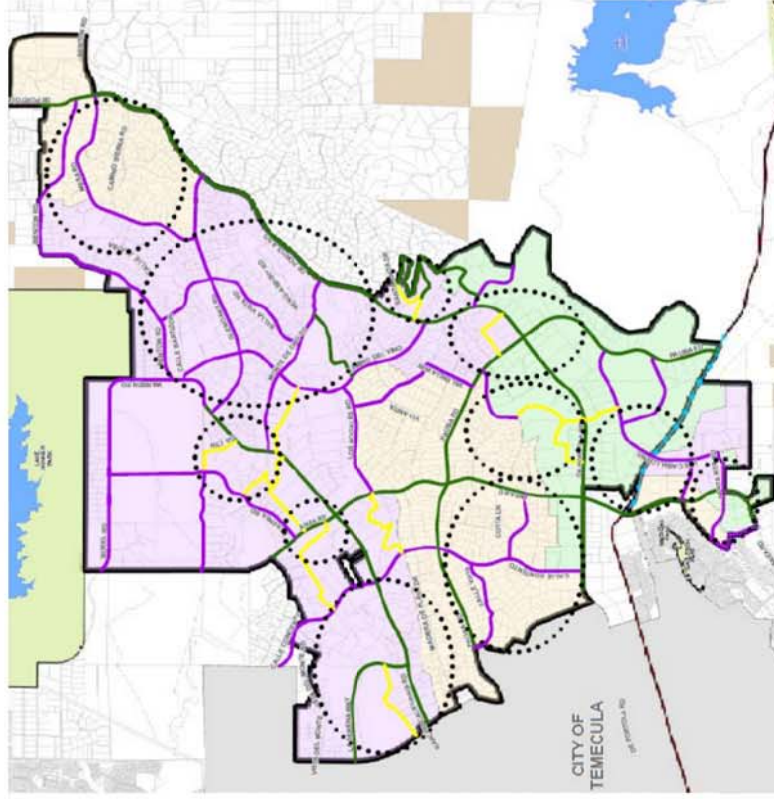
WCCP Trails Map originally analyzed in EIR No. 524

GPA No. 1216 Trails Map analyzed in Addendum to EIR No. 524

○ General Areas of Change



- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails



- Regional Open Space Trail
- Wine Country Roadside Trail
- Wine Country Connector Trail
- Historic Trail
- Equestrian District
- Residential District
- Winery District



## ***Revised Circulation Element Figures***

In order to maintain consistency within the General Plan, Circulation Element, Figure C-6, *Riverside County Trails and Bikeway System*, would be updated to reflect the revised trail alignments proposed by the Modified Project. No further edits to the Circulation Element are anticipated.

### A-1. Basis for an EIR Addendum determination for General Plan Amendment No. 1216:

1. Environmental Impact Report (EIR) No. 524 was certified by the Board of Supervisors on March 11, 2014 as a Program EIR for the Wine Country Community Plan (WCCP). The WCCP included a General Plan Amendment No. 1077, Zone Ordinance Amendment Ordinance No. 348.4729, Design Guidelines, and Greenhouse Gas Reduction Workbook. The WCCP GPA No. 1077 that was originally analyzed in EIR No. 524 included an update to the SWAP Figure 8 Trails and Bikeway System. The proposed Project, GPA No. 1216, refines this map by creating unique trail classifications and decreasing the number of proposed trails.

Pursuant to State CEQA Guidelines section 15164, overall, the Project makes minor technical changes or additions to the WCCP Trails Map that was analyzed in the Certified EIR No. 524. Changes to the Trails Map and policy language are consistent with the objectives of the WCCP. All prior mitigation measures from Certified EIR No. 524 that are applicable to implementing projects would also apply to the Project. No new or modified mitigation measures are required. Pursuant to Section 15164, the lead agency shall prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would trigger a subsequent environmental impact report is present pursuant to State CEQA Guidelines section 15162.

- A) The proposed GPA No. 1216 includes minor revisions to the Wine Country Community Plan Trails and Bikeway System Map. The conceptual alignments in the Trails and Bikeway System Map are less intense than previously proposed and analyzed in EIR No. 524, as a number of trail alignments have been removed from the proposed Project. The changes would not present a new use or intensification of uses within the WCCP area that would result in new significant environmental effects. The proposed policy revisions provides clarification on trail types and characteristics that supports varying interests in the Wine Country area. GPA No. 1216 simplifies the various classifications shown on the Trails Map into three types specifically created to reflect the rural characteristics of Wine Country.
- B) The proposed GPA No. 1216 will include additional definitions of the proposed trail types to guide future trail design. These changes do not present a major change that would present a new significant environmental effect or substantial increase in the severity of previously identified significant effects that were analyzed in EIR No. 524.
- C) The proposed GPA No. 1216 does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified. The proposed Project makes modifications to the Trails and Bikeway System Map, and uses would be less intense than what was previously proposed and evaluated. The proposed Project is in line with what was analyzed in EIR No. 524, and would not result in any new significant effects, or change a significant effect previously examined, or make a rejected mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

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

**D. Total Project Area:** The Policy Area contains an area of 17,990 acres; however, the Project would be limited to select roadways and limited non-roadway alignments within the Policy area.

Land Use	Lots	Units/Square Footage	Number of Residents/Employees
<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**E. Assessor’s Parcel No(s):** The proposed Project is predominantly located within the public ROW, with a limited number of proposed trail alignments are located along private property.

**F. Street References:** The Temecula Valley Wine Country Policy Area is located east of the City of Temecula, south of Lake Skinner, west of Vail Lake, roughly framed by Butterfield Stage Road, State Routh 79, De Portola Road and Borel Road.

**G. Section, Township & Range Description or reference/attach a Legal Description:** Sections 11-14, 22-28, 33-36 of Township 7 South Range 2 West; Sections 8-10, 15-21, 29-32 of Township 7 South Range 1 West; Sections 1-4, 10-14, 23-24 of Township 8 South Range 2 West; and Sections 5-8, 18 of Township 8 South Range 1 West.

**H. Brief description of the existing environmental setting of the project site and its surroundings:** Large lot residential estates (2 to 20+ gross acres); equestrian establishments; vineyards, orchards and other agricultural uses; wineries with incidental uses, and commercial uses that supports tourism.

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

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

- 1. Land Uses:** The proposed inclusion of the Trails Map, as well as the related Project components, would not amend or introduce any new land uses into the WCCP. Changes would not be made to the land use text in the Southwest Area Plan or the General Plan Land Use Element. The proposed amendments would include mapping and minimal textual updates related to the Wine Country Trails network.
- 2. Circulation:** The Project is consistent with the policies of the General Plan Circulation Element and the SWAP. The WCCP also included an updated circulation network to adequately serve development within the policy area (C 2.2, SWAP Figure 7). The proposed amendments to the WCCP provides guidance for the future development of multi-use trails within the Policy Area. The proposed trails would be predominantly located within the road ROW, outside of existing or future ultimate roadway alignments. As proposed, the Trails Map does not modify existing or proposed roadway capacities beyond those already considered and inventoried in the Certified EIR No. 524; therefore, the Project would not result in any change to the existing General Plan roadway circulation network.

The Project does contain updated trail alignments throughout the Policy Area; however, the proposed trails map includes a reduction in trails along private ROW that was originally analyzed in EIR No. 524. Further, the Project includes limited additional trails than those considered by Certified EIR No. 524. The limited additional trail alignments that have been

included in the Project are located along existing road ROW. Therefore, the Project would not result in an increase in impacts than those already considered by EIR No. 524.

3. **Multipurpose Open Space:** The Community Plan addressed consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project would not prevent compliance with the MSHCP. The proposed updates to the WCCP would reduce the number of trail alignments in comparison to those originally proposed by the project. Further, alignments would be generally centralized along existing road ROW. Certified EIR No. 524 also included mitigation measures for biological and cultural resources.
4. **Safety:** The Project is consistent with the policies within the General Plan Safety Element and the SWAP. The proposed revisions to the SWAP would add new multi-use trails for the Planning Area to serve pedestrian, cycling, and other non-vehicular uses. The Project does not propose any land use changes that would introduce new development or intensify a use that was not already considered to occur within the WCCP. Future implementing Projects would still be subject to the Safety Element policies.
5. **Noise:** The Certified EIR No. 524 included mitigation measures to ensure that potential noise impacts are mitigated. The proposed Project would not change development standards that regulate and mitigate potential noise impacts. Further, the Project would not encourage new noise sources or intensify noise sources that were not already considered and analyzed as part of the WCCP and Certified EIR No. 524.
6. **Housing:** The Project does not propose the addition or removal of housing units within the WCCP. Certified EIR No. 524 analyzed the proposed housing included in the WCCP. The Project would not introduce a new use or increase density beyond those projected for the WCCP and analyzed in Certified EIR No. 524.
7. **Air Quality:** The Project is consistent with the policies included in the Air Quality Element of the General Plan. Certified EIR No. 524 includes mitigation measures for potential air quality impacts. The proposed revisions included in the Project do not introduce new uses or increase intensity of a use that was not already considered in EIR No. 524 that may impact air quality.
8. **Healthy Communities:** The Project is consistent with the policies of the Healthy Communities Element. The proposed revisions included in the Project will not hamper preservation of rural open space areas and scenic resources of Wine Country Region (HC 4.1). The Project does not include a new use or increase the intensity of a use analyzed in Certified EIR No. 524.
9. **General Plan Area Plan(s):** Southwest Area Plan
  - a. **Foundation Component(s):** The proposed revisions included in the Project are generally located within existing road ROW; however, the Policy Area contains Agriculture, Rural, Rural Community, and Community Development Foundation Component uses.
  - b. **Land Use Designation(s):** As noted above, the proposed revisions included in the Project are generally located within existing road ROW; however, the Policy Area contains Estate Density Residential, Agriculture, Rural Residential and Rural Mountainous Land Use Designations.
  - c. **Overlay(s), if any:** N/A



**d. Policy Area(s), if any:** Temecula Valley Wine Country Policy Area

**e. Adjacent and Surrounding:**

i. **Area Plan(s):** Southwest Area Plan

ii. **Foundation Component(s):** Community Development, Rural, Rural Community and Agriculture

iii. **Land Use Designation(s):** Estate Density Residential, Rural Residential, Agriculture, Commercial Tourist, and Medium Density Residential

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

v. **Policy Area(s), if any:** Vail Lake Policy Area and Highway 79 Policy Area

#### **10. Adopted Specific Plan Information**

a. **Name and Number of Specific Plan, if any:** N/A

b. **Specific Plan Planning Area, and Policies, if any:** N/A

**B. Existing Zoning:** Rural Residential, Residential Agricultural, Light Agricultural,

**C. Proposed Zoning, if any:** N/A

**D. Adjacent and Surrounding Zoning:** Rural Residential (RR), Residential Agricultural (RA), Light Agricultural (A-1)

**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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>	
<input type="checkbox"/>	I find that the proposed Project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed Project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>	
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input checked="" type="checkbox"/>	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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/>	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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> 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

5-25-17

Date

Phayvanh Nanthavongdouangsy, Project Planner

For Charissa Leach, P.E., Assistant TLMA  
Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from 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
<b>AESTHETICS - Would the Project:</b>				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-8 “Scenic Highways”; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Have a substantial effect upon a scenic highway corridor within which it is located?**

Certified EIR No. 524 describes the WCCP scenic resources as rolling hills, vineyards and other agricultural activities, wineries, and equestrian stables. Further, the Plan Area includes State Route 79 South, which is designated as “County Eligible Scenic Highways” and runs east to west, from Pauba Valley to Interstate 15 (I-15), per General Plan Circulation Element Figure C-9. According to Certified EIR No. 524, throughout the Policy Area construction of buildings, fencing, signage, and lighting could detract from the scenic country feel for travelers using this highway. Future development and operations would change the existing visual characteristics of vacant/agricultural lands or expansion of new uses. Certified EIR No. 524 concluded that the WCCP impacts to SR-79 and scenic resources would be less than significant with mitigation incorporated.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524, to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed in the WCCP Trails Map within the Policy Area, notably those located along private land.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the development of new trails infrastructure, as proposed by the Project, would change the existing character of the roadways, the Project includes a reduced number of trail alignments in comparison to the proposed WCCP that was analyzed in EIR No. 524. The Project also provides further definition of the proposed trail cross sections to guide future trail development.

As discussed, none of the Project components present a new use or intensifies a use beyond what was considered under and analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts to Scenic Resources and no new mitigation measures are required.

**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?**

Refer to Response 1(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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); Temecula Valley Wine Country Community Plan, Certified EIR No. 524 RESOLUTION NO. 2014-044;

Findings of Fact:

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

According to Certified EIR No. 524, implementation of the WCCP would be in compliance with existing regulatory programs, including General Plan policies (Policy LU 4.1), Southwest Area Plan policies (Policy 13.1), County Ordinances (Riverside County Ordinance No. 460, Ordinance No. 655, and Ordinance No. 915), and standard conditions or requirements that would reduce impacts to the operation of the Palomar Observatory to less than significant. According to the Riverside County General Plan and Figure 6 “Mt. Palomar Nighttime Lighting Policy” of the SWAP, the WCCP boundary is located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655 was adopted by the Board of Supervisors on June 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Since the WCCP is within the Special Lighting Area that surrounds the Mt. Palomar Observatory, all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development would be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The Project would result in a total reduction of trails, in comparison to the trails originally included in the WCCP.

As discussed above, none of the components of the Project present a new use or intensify a use that was considered under the WCCP and analyzed in the Certified EIR No. 524. All standard conditions related to Ordinance No. 655 and Ordinance No. 915 would continue to be required for any future developments. Therefore, the Project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 Resolution No. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, implementation of the WCCP would increase light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts would not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County’s existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of Certified EIR No. 524 Mitigation Measure AES-3 which requires compliance with County Ordinance No. 655 (Palomar Observatory Lighting Ordinance) and Ordinance No. 915 (Regulates outdoor lighting features).

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the Project's components would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in Certified EIR No. 524. The Project does not prevent implementation of Mitigation Measure AES-3 or require modifications to it. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to lighting issues compared with the analysis of the WCCP in Certified EIR No. 524.

**b) Expose residential property to unacceptable light levels?**

Refer to Response 2(a) and 3(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

**AGRICULTURE & FOREST RESOURCES - Would the Project:**

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

**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?**

According to Certified EIR No. 524, WCCP implementation would have the potential to remove Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) from agricultural production. However, assuming that all land designated for agricultural use in the WCCP is actively utilized as such at WCCP buildout, implementation would result in an increase of designated Agriculture land uses in comparison to existing agricultural land use designations included in the SWAP. Further, compliance with County regulations such as Riverside County Ordinance No. 509 (Establishing Agricultural Preserves), Ordinance No. 625 (Right to Farm) and applicable General WCCP policies would prevent or reduce significant impacts due to, or resulting in, the limited conversion of Farmlands to non-agricultural uses. Despite the potential for the WCCP to result in an overall increase of land within agricultural production, land uses that do not involve agricultural production could, on a project-specific basis, result in designated Farmland being taken out of agricultural production. As concluded in EIR No. 524, impacts to Farmlands would remain significant and unavoidable.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in Certified EIR No. 524.

As discussed, none of the Project’s components propose an intensification of uses in comparison to those analyzed in Certified EIR No. 524. Due to the trails being limited predominantly to the road ROW, and the limited private property trail alignments, the Project would not result in additional impacts to Farmland beyond those analyzed in Certified EIR No. 524. The changes would not allow additional development on Farmland, or result in additional impacts beyond what was considered in the prior EIR. Therefore, the Project would not result in new or more severe significant impacts related to Farmlands compared with those analyzed by Certified EIR No. 524.

**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?**

According to Certified EIR No. 524, WCCP implementation may introduce uses not compatible with the Williamson Act and land within the Riverside Country Preserve. The WCCP established new General WCCP policies for the 17,910-acre area to preserve and protect the agricultural value of the Temecula Valley Wine Country. The WCCP establishes 9,734 acres of Winery Districts, in addition to establishing 75% vineyard set-asides for Clustered Subdivisions and wineries within the Residential District and a 75% vineyard set-aside for wineries within the Equestrian Districts. While the WCCP does not require the cancellation of any Williamson Act contracts, it is possible that future implementing projects may propose development inconsistent with existing Williams Act contracts.

To reduce potential impacts to Williamson Act lands, all future implementing projects would be required to adhere to the existing programs, ordinances and general WCCP policies, which would ensure that



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts associated with the WCCP remain less than significant. As noted under the analysis in Section 4(a) above, existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 (“Right to Farm”), and applicable general WCCP policies. Further, implementing projects proposed within the WCCP area would also require individual site-specific CEQA analysis. In addition, to ensure that conflicts do not occur with respect to Williamson Act Land Conservation Contracts, future implementing projects would be subject to Certified EIR No. 524 Mitigation Measure AG-1, which requires all implementing projects in an agricultural preserve to cancel the applicable contract where non-agricultural uses are proposed. Certified EIR No. 524 determined that impacts to agricultural uses or Williamson Act contracts would be less than significant with the implementation of Mitigation Measure AG-1.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in EIR No. 524.

As discussed, none of the components of the Project would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in Certified EIR No. 524. The proposed changes to the prior WCCP would not create any additional impacts related to agricultural use, agricultural preserves, or Williamson Act contracts. Additionally, for any future projects, Mitigation Measure AG-1 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to agricultural use, agricultural preserves, or Williamson Act contracts.

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

According to Certified EIR No. 524, implementation of the WCCP would potentially result in the introduction of new development within 300 feet of agriculturally zoned property, the objectives of the WCCP are to ensure that the WCCP Area develops in an orderly manner that minimizes conflicts between agricultural and urban uses. The intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. As such, EIR No. 524 determined that less than significant impacts would occur.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 in order to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in Certified EIR No. 524.

As discussed above, none of the components of the Project would introduce an increase in use within the WCCP area beyond those analyzed in Certified EIR No. 524. Impacts would be largely limited to existing road ROW, with limited trail alignments along private land. Proposed modifications to the WCCP would not increase impacts to Farmlands, land zoned for agricultural use, agricultural preserves,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or Williamson Act contracts and would not impact any ongoing agricultural operations. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

**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?**

See analysis Section 4(c) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is 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-3a "Parks, Forests and Recreation Areas," Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**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))?**

As noted in Certified EIR No. 524, there are no lands zoned forest land or timberland within the WCCP area. No timber resources or related activities would be affected by the implementation of the WCCP. Therefore, similar to the prior analysis, the Project would have no impacts to Forest Resources.

**b) Result in the loss of forest land or conversion of forest land to non-forest use?**

Refer to Response 5(a) above.

**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?**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 5(a) above.

**Mitigation:** No new or modified mitigation measures are required.

**Monitoring:** No additional monitoring is required.

<b>AIR QUALITY</b> Would the Project					
<b>6.</b>	<b>Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

**Findings of Fact:**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

According to Certified EIR No. 524, implementation of the WCCP would accommodate anticipated growth within the County of Riverside and southern California. Specifically, the WCCP contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. Further, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the South Coast Air Quality Management District (SCAQMD) has regulatory authority over stationary source emissions. SCAQMD is also empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. Certified EIR No. 524 determined the WCCP is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the WCCP would result in less than significant impact with mitigation with respect to clean air attainment plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the growth and provision of jobs accommodated by the WCCP is consistent with the applicable Air Quality Management Plan, the WCCP's implementing projects would increase vehicle miles (VMT) traveled as they would bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that mitigation is required to ensure consistency with the Air Quality Management Plan's requirements. Mitigation Measures AQ-1 through AQ-7 would reduce VMT and the resultant air emissions, as well as furthering compliance with the other applicable air quality management and attainment plans.

In regards to construction, Certified EIR No. 524 determined that the WCCP's implementing projects have the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the implementing Project site. In addition, fugitive dust emissions would result from demolition and construction activities. Additionally, it should be noted that the development allowable under the WCCP is less intense than that which is allowed under current General Plan designations and zoning classifications. Nonetheless, the WCCP would exceed the SCAQMD Regional Construction Thresholds for: Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); particulate matter (PM10) and PM2.5. Certified EIR No. 524 outlines the following mitigations to address potential impact on air quality from construction of the WCCP. Mitigation Measure AQ-8 through AQ-10 would apply SCAQMD dust control measures and construction equipment control measures to implementing projects. AQ-12 requires implementing projects to prepare site-specific air quality studies in order to document and avoid potential air quality impacts. AQ-13 identifies available SCAQMD "SOON" funds for NOx construction emission reduction and requires construction emission reduction and requires construction contractors to consider and apply for such funding as part of construction plans. Certified EIR No. 524 found that even with implementation of the Mitigation Measures listed, the WCCP would result in potentially significant impacts to air quality from construction of implementing projects.

In regards to operations, Certified EIR No. 524 determined that air pollution emissions associated with the WCCP's implementing projects operation would be generated by the consumption of natural gas, electricity, water conveyance and agricultural operations and by the consumption of fossil fuels in vehicles. As shown in Table 4.3-3, *Project Operation Stationary and Mobile Source Emissions*, of Certified EIR No. 524, regional emissions associated with the WCCP would exceed the SCAQMD daily significance thresholds for: VOC; NOx; CO; PM10 and PM2.5. Also, shown on Table 4.3-4, *Net Increase in San Diego County Regional Mobile Source Emissions*, of the Certified EIR No. 524, mobile source emissions from vehicles traveling within San Diego County to and from the Project area would exceed San Diego Air Pollution Control District (SDAPCD) daily significance thresholds for CO.

Additionally, as noted in Chapter 4.3 of Certified EIR No. 524, the growth allowed under the WCCP is less intense than that allowed under current zoning, and is therefore considered consistent with the assumptions of the current AQMP and with applicable air quality plans and policies. Thus, the WCCP would not jeopardize attainment of clean air standards, although it would result in potentially significant operational emissions. Accordingly, Certified EIR No. 524 determined implementation of Mitigation Measure AQ-1 through AQ-7, as well as Mitigation Measures AQ-11 and AQ-12 would be required. However, even with imposition of these mitigation measures and WCCP design features, Certified EIR No. 524 determined the WCCP would exceed the SCAQMD thresholds. A substantial proportion of the WCCP operational emissions would be generated by mobile sources. Regulation of mobile source tailpipe emissions is not within the authority of the County and is governed by state and federal regulations consistent with the interstate commerce clause. Therefore, providing additional emission

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduction, including the amount of reductions needed to meet SCAQMD Regional Operational thresholds is not feasible.

Further, Certified EIR No. 524 also concluded that WCCP boundary is within the South Coast Air Basin, which exceeds the ambient air quality standards for ozone, PM10, and PM2.5. The WCCP area has registered values above the ambient air quality standards for ozone, PM10, and PM2.5. VOCs and NOX are ozone precursors and are thus relevant to the ozone standards. An exceedance of the SCAQMD threshold levels means that a project could potentially cause or substantially contribute to an exceedance of the ambient air quality standards. Therefore, the WCCP could potentially contribute to the adverse health effects of these pollutants (ozone, PM10, PM2.5, NOx, and VOCs), as described in Certified EIR No. 524 (Chapter 4.3 pages 4.3-4 through 4.3-6 under "Health Effects of Air Pollutants"), which are presumed to already occur in the WCCP area from existing Basinwide emissions. Accordingly, Certified EIR No. 524 determined implementation of Mitigation Measure AQ-1 through AQ-13 would be required. However, Certified EIR No. 524 concluded that even with compliance with existing regulations and policies, and the implementation of Mitigation Measures AQ-1 through AQ-13, the WCCP may result in potentially significant and unavoidable impacts.

The proposed revisions included in the Project would be limited to trails within the WCCP area. Further, as discussed the proposed revisions do not propose a new or increased intensity beyond what was analyzed in Certified EIR No. 524. Both construction and operation of the facilities included in the proposed Trails Map would be less intense than those associated with the trails analyzed in EIR No. 524. Further, no Air Quality impacts or emissions were reduced within the analysis in EIR No. 524 due to the use of trails. As such, a reduction in the number of trails would not alter any of the prior analysis or impact conclusions in the EIR.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to implementation of applicable air quality plans as compared to the analysis in the Certified EIR No. 524.

***b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Refer to Response 6(a) above.

***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)?***

Refer to Response 6(a) above.

***d) Expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?***

According to Certified EIR No. 524, potential impacts to sensitive receptors are unlikely to be significant due to the large size of parcels within the WCCP and limited areas to accommodate future construction. The greatest potential for sensitive receptor impacts would be limited to large scale resort construction, which may exceed ambient air standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed revisions to the WCCP included in the Project are limited to trails within the WCCP area. The Project includes a reduced number of trails in comparison to those analyzed in Certified EIR No. 524.

As such, the Project would not result in new or substantially more severe significant environmental impacts to sensitive receptors as compared to the analysis of the WCCP in Certified EIR No. 524.

***e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?***

Refer to Response 6(d) above.

***f) Create objectionable odors affecting a substantial number of people?***

As noted in Certified EIR No. 524, potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. Therefore, the prior EIR determined that no impact would occur with regards to odors. Operationally, Certified EIR No. 524 determined that the WCCP area as a whole has the potential to result in odor sources including maintenance and cultivation of the vineyards and the wine-making process itself, as well as potentially from equestrian uses.

While cultivation of the vineyards, wine-making, and equestrian uses would continue to occur, the proposed Project is limited to the Trails Map, and as such would not result in potential new odor sources. The Project includes a reduction in the number of proposed trails, as compared to Certified EIR No. 524. Further, operational odors would not occur.

As discussed, the Project is limited to the trails identified within the WCCP and none of the Project components would introduce a new or more intensive use than those considered under EIR No. 524. Therefore, the Project would not result in new or more severe environmental impacts than those considered in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**BIOLOGICAL RESOURCES - Would the Project**

7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

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

According to Certified EIR No. 524, the WCCP is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and contains 34 criteria cells. Implementing projects within criteria cells must undergo the Habitat Assessment and Negotiation Strategy (HANS) process to determine if potential future development would be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify biological resources within the area proposed for development.

The Project revised the Trails Map that was analyzed in the EIR No. 524 to remove the majority of trails located on private lands, and proposes minor modifications to the proposed trail alignments along existing road ROW's. As such, the majority of the remaining trail alignments included in the Project would be limited to the existing disturbed ROW's adjacent to roads within the WCCP.

Without a completed final design for the proposed trails, a potential conflict with plans that protect biological resources could occur. Implementation of Mitigation Measure LU-1 from EIR No. 524 (which required a project specific CEQA analysis, including biological resources, for implementing projects) would reduce potential significant impacts with regards to consistency with biology resource plans to less than significant levels. This mitigation measure would also apply to any future trails within the WCCP area. Therefore, the Project would not result in new or more severe environmental impacts related to conflicting with conservation plans than those analyzed in the Certified EIR No. 524.

**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)?**

According to Certified EIR No. 524, the WCCP contains areas designated by the MSHCP as proposed Core, proposed Extension of Existing Core, and proposed Constrained Linkage. Implementing projects within the WCCP, depending on their location, may be required to undergo the HANS process, prepare habitat assessments and conduct focused surveys to verify the presence or absence of biological resources. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or the purchase of areas needed for conservation. Existing General Plan policies (Policies OS 8.1, OS 17.1 through 17.5, and OS 18.1); and compliance with the MSHCP are intended to protect species and their habitats within Western Riverside County. Since implementing projects under the proposed WCCP would be required to comply with these General Plan policies and MSHCP requirements as part of the development process, impacts associated with the adverse effects on threatened or endangered species are considered to be less than significant.

The Project proposes revisions to the Trail Map that was analyzed in EIR No. 524 to remove a number of trail alignments along private property, and modify a limited number of trails located along road ROW's. The proposed Project would result in an overall reduction in trails, in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the Project would not result in new or more severe environmental impacts related to threatened or endangered species than those analyzed in the Certified EIR No. 524.

**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?**

As noted in Certified EIR No. 524, migratory birds are regulated and protected under the MSHCP and the Migratory Bird Treaty Act, among other regulations. The MSHCP focuses on the identification, preservation and protection of key wildlife corridors, referred to as “linkages” or “corridors” in the MSHCP. The WCCP does not propose specific development for trails or bikeways. As such, Certified EIR No. 524 concluded that it would be speculative to provide a detailed assessment of potential site-specific effects on migratory birds or corridors. Implementing projects within the WCCP, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation.

The Project proposes revisions to the Trail Map that was analyzed in the EIR No. 524 to remove a number of trail alignments along private property, and modify a limited number of trails located along road ROW's. The Project would result in an overall reduction in trails, in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including any new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.

Therefore, the Project would not result in new or more severe environmental impacts related to wildlife and migratory species than those analyzed in the Certified EIR No. 524.

**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?**

Refer to Response 7(c) above.

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

As noted in Certified EIR No. 524, the WCCP includes a variety of riparian and sensitive habitats including streams, vernal pools, and riparian and riverine areas. Individual, implementing projects could have potential impacts with respect to riparian habitat or other sensitive natural communities. According to Certified EIR No. 524, implementation of Mitigation Measure LU-1 would reduce the impacts to riparian and sensitive habitats to less than significant levels by requiring implementing projects to undergo a project specific CEQA analysis during the review process, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the Project limits trails generally to the road ROW, potential for impacts to riparian or sensitive habitats could occur. However, the Project includes a reduction in the number of proposed trails originally analyzed in EIR No. 524, and would result in the reduction in the amount of disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including any new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.

Therefore, the Project would not result in new or more severe environmental impacts related to riparian habitat or sensitive natural communities than those analyzed in the Certified EIR No. 524.

***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?***

As noted in Certified EIR No. 524, given the programmatic nature of the EIR, the size of the study area, and the long timeframe for implementing projects, it was not practical to conduct site-specific jurisdictional delineations at the time. Exhibits 4.4-1 and 4.4-2a-c of Certified EIR No. 524 (Pages 4.4-29 – 4.4-36) show “waterways” and “streams,” which roughly correspond to potential jurisdictional drainages. The WCCP contains a number of native creeks and streams. Prior to the development of implementing projects, a habitat assessment and MSHCP Consistency Report would be prepared to demonstrate that there would be no direct or indirect effects on conservation areas. The prior EIR concluded all implementing projects proposed within the WCCP would be required to comply with the wetlands permitting process (Sections 401 and 404 of the Clean Water Act as administered by the Regional Water Quality Control Board and the U.S. Army Corps of Engineers, respectively, and Section 1600 of the State’s Fish and Game Code, as administered by the California Department of Fish and Wildlife) as well as meet the requirements of the MSHCP. These processes and plans prevent and reduce impacts to federally protected wetlands by requiring analysis of the affected resource and the creation of adequate mitigation over equal or greater biological/ hydrological value. Certified EIR No. 524 determined that compliance with these existing laws and regulations, including the MSHCP and General Plan policies would reduce impacts to less than significant.

While the Project limits trails generally to the road ROW, potential for impacts to jurisdictional features could occur. However, the Project includes a reduction in the number of proposed trails that was analyzed in EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. All future implementing projects would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources and regulatory permitting requirements, as deemed necessary by resource agencies.

Therefore, the Project would not result in new or more severe environmental impacts related to federally protected wetlands or streams than those analyzed in the Certified EIR No. 524.

***g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

Certified EIR No. 524 notes that the WCCP is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development would be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Since future implementing projects allowed under the WCCP would be required to be compliant with the MSHCP and General WCCP, and these regulatory documents are intended to minimize conflicts with conservation plans, impacts associated with the WCCP were considered to be less than significant. Therefore, the Certified EIR No. 524 determined that the WCCP would not conflict with the General Plan or MSHCP policies protecting biological resources.

As discussed, none of the Project components would intensify uses considered under the WCCP and analyzed in the Certified EIR No. 524. Generally, the proposed revisions to the WCCP reduce the number of trail alignments included in the Trail Map, with a limited number of new trail alignments along existing road ROW's. As noted in Certified EIR No. 524, implementing projects would be required to comply with existing laws and regulation, including the MSHCP and general WCCP policies to reduce impacts to biological resources.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to biological resources compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

**CULTURAL RESOURCES - Would the Project:**

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Alter or destroy an historic site?**

According to Certified EIR No. 524, although substantial historical resources exist in the vicinity of the WCCP, no known historical-era resources are identified within the WCCP boundaries. The existing structures and facilities within the WCCP area are less than 50 years of age and do not meet the established criteria for historical landmarks or historic resources pursuant to federal, State, or County criteria at this time. However, according to Certified EIR No. 524, over the life of the WCCP, original structures and features associated with winery and equestrian uses or other potentially significant structures and sites, may attain historic status, or become eligible for historic status. Portions of the original Wolf Ranch and Vail Ranch are included in the WCCP, and there is potential for historic artifacts associated with these ranches, or the ranchos that preceded them, to be unearthed within the WCCP area. Ground-disturbing activities associated with implementing projects within the WCCP could unearth previously unknown historic resources, including historic infrastructure or buried resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures CUL-1 and CUL-2 would ensure that impacts to historic sites are less than significant. Mitigation Measure CUL-1 specifies procedures and requirements for archaeological field surveys, studies, monitoring and tribal consultations to ensure that potential presence of significant of historical resources, as defined in Section 15064.5 of CEQA Guidelines is properly evaluated for implementing projects before any discretionary project approval is granted by the County. Mitigation Measure CUL-2 addresses instances where previously unknown cultural resources are identified during grading activities, including requirements and procedures for evaluation, treatment and disposition of artifacts found on a project site to ensure that viability of such artifacts is not compromised. Certified EIR No. 524 determined that the WCCP would result in less than significant impact with mitigation.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails that was analyzed in the EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524.

As discussed, none of the Project components would introduce a more intense use than those considered to occur and analyzed in the Certified EIR No. 524. The proposed revision to the WCCP would reduce the number of trail alignments, and generally limits trail alignments to the existing road ROW. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to historic resources compared with the analysis of the WCCP in Certified EIR No. 524.

**b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

Refer to Response 8(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Alter or destroy an archaeological site.**

As noted in Certified EIR No. 524, adoption of the WCCP could facilitate development that has the potential to disturb or destroy archaeological resources, and thus implementation could result in impacts to these resources. Although the County has complied with Traditional Tribal Cultural Places Law ("Senate Bill 18") as defined in California Government Code 65352 and other analysis and notification requirements concerning the identification of archeological resources, there remains a possibility that unanticipated discoveries would be made during actual construction of implementing projects. According to Certified EIR No. 524, future ground disturbing activities resulting from implementation of the WCCP may result in the discovery of an unknown archaeological site and thus, mitigation would be required. With implementation of Mitigation Measures CUL-1, CUL-2, and LU-1, the County's extensive development review process, mandatory CEQA statutes, compliance with Senate Bill 18, and other regulation identified above, Certified EIR No. 524 concluded that future implementing projects allowed pursuant to the WCCP would result in less than significant impacts.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails that was analyzed in the EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. Further, future projects implemented under the proposed Project would be subject to the required mitigation measures included in Certified EIR No. 524, as well as applicable project specific tribal consultation per Senate Bill 18 and Assembly Bill 52.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to archaeological resources compared with the analysis of the WCCP in Certified EIR No. 524.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?**

Refer to Response 9(a) above.

**c) Disturb any human remains, including those interred outside of formal cemeteries?**

As noted in Certified EIR No. 548, the WCCP has the potential to result in cultural resource impacts as a result of ground disturbance. The WCCP area has a long history of occupation by Native American peoples and may include areas of prehistoric habitation where human remains may have been interred. Ground-disturbing activities in the WCCP area such as grading, excavation, or tilling have the potential to disturb as yet unidentified human remains. However, all implementing projects would be required to comply with Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure LU-1 as well as conduct project specific tribal consultation per Senate Bill 18 and Assembly Bill 52. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Certified EIR No. 524 determined that implementation of the WCCP would not result in significant impacts.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROWs. In general, the Project would result in a reduction in the number of proposed trails, and would result in the reduction in the amount of potential disturbance associated with the Trails WCCP in comparison with those analyzed under Certified EIR No. 524.

With the implementation of Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure LU-1, as well as project specific tribal consultation per Senate Bill 18 and Assembly Bill 52, as required within Certified EIR No. 524, impacts would be less than significant. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in the Certified EIR No. 524.

**d) Restrict existing religious or sacred uses within the potential impact area?**

Refer to Responses 9(a) and 9(b) above.

**e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?**

Refer to Responses 9(a) and 9(b) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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", Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

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

As noted in Certified EIR No. 524, the County's General Plan identified the WCCP as an area with high sensitivity for the presence of paleontological resources. Additionally, significant resources have been uncovered within or abutting the area. Implementing projects facilitated by the WCCP could indirectly result in ground-disturbing activities, including excavation, grading, and trenching. Given the underlying geology of the area, such excavation required for implementing projects could result in disturbance or destruction of paleontological resources. In addition, maintenance activities associated with future infrastructure installed to support implementing projects facilitated by the WCCP could result in additional ground-disturbing activities such as excavation that could result in the disturbance or destruction of paleontological resources.

Future implementing projects would be required to comply with existing policies and regulations intended to protect the integrity of paleontological resources. These policies and regulations correspond to policies contained in the County's General Plan and would be applied to all implementing projects, both public and private, that could arise out of the adoption of the WCCP. Further, compliance with existing applicable federal, State, and local laws and regulations protecting paleontological resources, would help to ensure that significant resources, if encountered, would be preserved through avoidance or preservation in an appropriate repository or by other appropriate measures. Nonetheless, Certified EIR No. 524 determined that mitigation is required to ensure that any potentially significant impacts are reduced to a level of less than significant. Implementation of Mitigation Measures CUL-4 and CUL-5 would ensure impacts are reduced to a less than significant level.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails, and would result in the reduction in the amount of potential disturbance associated with the Trails Map in comparison with those analyzed under Certified EIR No. 524.

As discussed, none of the Project's components would introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All applicable mitigation measures would continue to apply to the implementing projects, along with any site-specific analysis related to impacts to paleontological resources. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to paleontological resources compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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?				
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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?**

According to Certified EIR No. 524 geologic hazards are generally localized in nature, as they are related to the soils and geologic character of a particular site. Cumulative impacts could occur related to an earthquake, depending on the magnitude of the earthquake and location of the fault(s) traversing the region. Impacts due to seismic activity would be cumulative if State and local building and development codes and regulations were not actively being implemented throughout the region. According to Certified EIR No. 524, the WCCP is not affected by an Alquist-Priolo Earthquake Fault Zone; however, there are County fault zones which traverse the WCCP area. Certified EIR No. 524 determined that in order to reduce and minimize Fault Zone hazards, all implementing projects within the WCCP area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards.

As discussed, none of the Project’s components would introduce an intensified use beyond those analyzed in the Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to geologic hazards. Further, all implementing projects would be required to comply with all State and local regulations, ordinances, General Plan policies, and standard conditions or requirements related to geologic hazards. Thus, the Project would not create a significant hazard to the public or environment due to Fault Hazard Zones, and therefore would not result in new or more significant impacts than those identified in Certified EIR No. 524.

**b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 11(a) above. As illustrated in Certified EIR No. 524 Exhibit 4.6-2, *Alquist-Priolo Fault Zones*, the closest Alquist-Priolo Fault is the Elsinore Fault, which is located approximately 4.5 miles west of the WCCP area, and runs through the cities of Murrieta and Temecula, then south to San Diego County. As discussed, the proposed Project would result in an overall reduction in trails than those analyzed in Certified EIR No. 524. As a trails improvement project, the proposed revisions to the WCCP are not considered to result in significant impacts relative to geology or soils. Furthermore, all future implementing projects would be subject to County Ordinance No. 457, which requires implementation of applicable building codes, including regulations related to potential seismic activity. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to Fault Zones compared with the analysis of the WCCP in Certified EIR No. 524.

**Mitigation:** No new or modified mitigation measures are required.

**Monitoring:** No additional monitoring is required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

**Source:** Riverside County General Plan Figure S-3 “Generalized Liquefaction”; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

**Findings of Fact:**

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

Liquefaction and seismically-induced settlement or ground failure is generally related to strong seismic shaking events where the groundwater table occurs at a relatively shallow depth (generally within 50 feet below the ground surface) or where lands are underlain by loose, cohesionless deposits. According to Certified EIR No. 524, the WCCP area contains areas subject to liquefaction. To mitigate the effects of liquefaction to a less than significant level, future implementing projects located within an earthquake fault zone would be subject to the provisions of the Alquist-Priolo Act and County Ordinance No. 547, which requires projects to implement applicable building codes. In addition, implementing projects would be required to demonstrate conformance with applicable State and local regulations, ordinances, General Plan policies, standard conditions, and Certified EIR No. 524 Mitigation Measures GEO-1 and LU-1. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate site-specific liquefaction potential.

As discussed, the Project would result in a reduction in the number of trails than those analyzed in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related ground failure hazards. Nonetheless, all future implementing projects would be subject to compliance with the Alquist-Priolo Act, County Ordinance No. 547, and all other applicable State and local regulations, ordinances, General Plan policies, standard conditions, and Certified EIR No. 524 Mitigation Measures GEO-1 and LU-1. Therefore, the Project would not result in new or substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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more severe significant environmental impacts related to liquefaction compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Be subject to strong seismic ground shaking?**

As noted in Response 11(b) above, Certified EIR No. 524 notes that Temecula Valley Wine Country region is located approximately 4.5 miles from the Elsinore Fault. While further from the WCCP area, a number of additional faults are located throughout the region. These mapped faults trigger special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic standards. According to Certified EIR No. 524, in order to reduce risk for damage caused by seismic shaking events, all implementing projects would be subject to applicable State and local regulations, ordinances, General Plan policies, standard conditions or requirements, and Mitigation Measures LU-1 and GEO-1. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate impacts related to the potential for site-specific ground shaking.

As discussed, the Project proposes a reduction in the number of trails that was originally proposed and analyzed within the WCCP area. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related ground shaking. Nonetheless, all future implementing projects would be subject to compliance with applicable State and local regulations, ordinances, General Plan Policies, standard conditions or requirements, and Mitigation Measures LU-1 and GEO-1. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to strong seismic ground shaking compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**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?***

According to Certified EIR No. 524, implementation of the WCCP would potentially increase the risk of exposure of persons and property associated with future development within the WCCP area due to damage caused by hazards such as landslide, lateral spreading, subsidence, liquefaction, or collapse during an earthquake. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. This would include compliance with General Plan Policies S 2.2 through S 2.8 to minimize potential effects of landslides and rockfalls on new development and/or infrastructure, as well as County Ordinance No. 457 that requires projects to implement applicable building codes. Nonetheless, all implementing projects would be subject to compliance with Mitigation Measures GEO-1 and LU-1 to reduce geologic hazards to less than significant.

As discussed, the Project proposes a reduction in the number of trails considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related geologic hazards. Furthermore, all future implementing projects would be subject to compliance with all applicable codes, ordinances, policies and Mitigation Measures LU-1 and GEO-1 as they relate to geologic hazards. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to geologic hazards (including landslides, lateral spreading, or rockfall hazards) compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

**15. Ground Subsidence**





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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the WCCP includes areas subject to unstable soil that may be susceptible to subsidence; refer to Certified EIR No. 524 Exhibit 4.6-5 (Subsidence Areas). To reduce the potential for subsidence, all implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. Nonetheless, Certified EIR No. 524 prescribes Mitigation Measure GEO-1 to ensure that impacts remain less than significant. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate site-specific ground subsidence potential.

As discussed, the Project includes a reduction in the number of proposed trails in comparison to those considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to unstable soils. Nonetheless, all future implementing projects would be subject to compliance with all applicable codes, ordinances, policies and Mitigation Measure GEO-1 as related to unstable soils. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to ground subsidence compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>16. Other Geologic Hazards</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? |                          |                          |                          |                                     |

Source: On-site Inspection, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?**

According to Certified EIR No. 524, two lakes (Lake Skinner and Vail Lake) are located near the WCCP area; however, it is not likely that the WCCP would be inundated by seiche from either body of water due to intervening topography and distance from the site. The WCCP area is located approximately 44 miles inland from the Pacific coast and protected by the Santa Margarita Mountains. As such, it is unlikely that the WCCP area would be inundated by a tsunami. Mudflow could occur in any area, especially after alternating occurrences of wildfires and rain. There is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes.

To reduce potential for mudflow impacts, all implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, implementing projects would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

As discussed, the Project includes a reduction in the number of proposed trails in comparison to those considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to mudflow. Nonetheless, all future implementing projects would be subject to compliance with all applicable codes (i.e., California Building Standards Code Title 24), ordinances, and policies as related to mudflow. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to mudflow compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>17. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Change topography or ground surface relief features?**

According to Certified EIR No. 524, buildout of the WCCP would require future grading activities to accommodate potential future development. As noted in Certified EIR No. 524, the WCCP area includes a range of topographical features, including slopes that are greater than 15%. Implementing projects accommodated by the WCCP would be required to demonstrate conformance with State and local regulations in place to mitigate the effects of surface grading, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors, as well as removing trails from private development. While topographic changes may occur, impacts would be less than those analyzed in Certified EIR No. 524. In addition, all implementing projects would be required to demonstrate conformance with all applicable State and local regulations, ordinances, policies, and standard conditions in place to mitigate the effects of surface grading. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to topography or ground surface feature changes compared with the analysis of the WCCP in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?**

As noted above, the WCCP area includes slopes that are greater than 15%. Slope stability would be specific to the physical characteristics of a site, such as underlying soil and rock type, slope steepness, and water content of the soils. All implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24, as well as the Temecula Valley Wine Country Design Guidelines. According to Certified EIR No. 524, in areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. All implementing projects accommodated through the Project would be subject to compliance with General Plan policies and the Temecula Valley Wine Country Design Guidelines regarding site design. All implementing projects would be required to comply with all applicable codes, ordinances, and policies related to geologic hazards, which include hazards related to slopes. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to slopes compared with the analysis of the WCCP within Certified EIR No. 524.

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

As indicated in Certified EIR No. 524, WCCP implementation has the potential to increase use of septic systems within the WCCP area; refer to Section 4.13, *Public Services, Recreation, and Utilities* for greater detail. Certified EIR No. 524 determined that impacts would be less than significant with mitigation incorporated.

However, the proposed revisions to the WCCP are limited to trail alignment within the WCCP area. As such, the proposed Project revisions would not result in an increased use of septic systems or other subsurface sewage disposal systems. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to sewage disposal systems compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Certified EIR No. 524 concluded implementing projects in the WCCP area are required to comply with County of Riverside General WCCP Policies S 3.5 and S 3.6 to minimize the potential effects of soil erosion and loss of topsoil. These policies require the identification of design and/or other measures to address onsite and offsite slope instability, debris flow, and erosion hazards on properties where substantial land disturbance is required to allow for the proposed implementing project. As applicable, proposed implementing projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements and Best Management Practices (BMPs) to reduce potential effects on downstream water bodies, as the result of erosion. Future implementing projects within the Project area are required to include erosion and sediment control measures as part of the grading plan in order to minimize land modification and potential erosional effects. Specific design measures would be implemented on a project-specific basis, thereby reducing potential impacts caused by erosion and/or the loss of topsoil to less than significant.

As stated, none of the Project's components would introduce a new or more intense use than those considered in the Certified EIR No. 524. The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to soil erosion or loss of top soil as compared with the analysis of the WCCP in Certified EIR No. 524.

**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?**

Certified EIR No. 524 concluded that expansive soils, as defined in Section 1803.5.3 of the 2010 California Building Code (previously defined in Table 18-1-B of the Uniform Building Code), could occur sporadically throughout the WCCP area. Currently, no comprehensive mapping of expansive soils exists for the WCCP area. If not managed properly, implementing projects occurring on such soils within the WCCP area could pose a significant risk to life and property, in particular structural damage and/or the disruption of utility facilities. Construction activities would also have the potential to create risk to existing structures by disturbing or altering underlying soils or geologic conditions.

Certified EIR No. 524 concluded that all implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24 for construction occurring within areas subject to expansive soils. Prior to any construction in such areas, a site-specific geotechnical assessment would be required to identify potential adverse impacts and appropriate recommendations to ensure stability of a specific site. Further, site specific geotechnical analysis and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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design would be required prior to development of new facilities. Also new development within Riverside County shall adhere to applicable policies and standards contained in the most-recent version of the California Building Code related to the construction of structures and facilities on expansive soils to reduce potential impacts with regard to expansive soils. No additional mitigation is necessary.

As stated, none of the Project’s components would introduce a new or more intense use than those considered in the Certified EIR No. 524. The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to expansive soil compared with the analysis of the WCCP in Certified EIR No. 524.

**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?**

Certified EIR No. 524 concluded that unincorporated territory within Temecula Valley Wine Country is located outside of existing special districts that provide sewer services. As a result, implementing projects on such lands would be required to rely on the use of septic tanks or alternative wastewater disposal systems. Within certain areas, soils have moderate to severe limitations that restrict the potential use of septic tanks or alternative wastewater disposal systems (refer to Certified EIR No. 524 Exhibit 4.6-6, *Wine Country NRCS Soils Mapping*).

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project’s components would not involve a different or more intense land use than those considered in the Certified EIR No. 524. As a trails improvement project, the Project would not generate wastewater requiring the use of septic tanks or alternative waste water disposal systems. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to septic system use compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>19. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, temporary construction-related impacts associated with implementing projects are anticipated to involve grading, signage, lighting, landscaping, and other necessary infrastructure improvements. Due to the rural nature of the WCCP area and large lot land use designations included in the WCCP, the pre-existing drainage patterns would generally be maintained throughout the WCCP area. In the event that a future implementing project is found to impact a specific drainage, it would be subject to County and Riverside County Flood Control Water Conservation District (RCFCWCD) discretionary review relative to flood control and water quality, and review by the Regional Water Quality Control Board (RWQCB), United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) relative to effects upon drainage courses and associated wildlife and water quality. As indicated in Certified EIR No. 524, potential construction-related erosion and siltation impacts would be less than significant following compliance with Mitigation Measure HYD-7 and Mitigation Measure HYD-8.

The Project amends the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As discussed, none of the Project's components would introduce a new or more intense use than those analyzed in the Certified EIR No. 524. Any future implementing projects with the potential to involve erosion or siltation impacts would be subject to RCFCWCD discretionary review, and review by RWQCB, USACE, CDFW, and USFWS, as applicable. Additionally, Mitigation Measure HYD-7 and Mitigation Measure HYD-8 would continue to apply to the Project. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to erosion or siltation compared with the analysis of the WCCP in Certified EIR No. 524.

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

Refer to Response 18 (a) and 19(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

- 
- 20.** Wind Erosion and Blowsand from Project either on or off site.
- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?
- 

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, buildout of the WCCP would result in an increase in the disturbance of existing land surfaces from grading, development, or removal of existing vegetation/topsoil. As a result, the potential for erosion caused by wind and/or water would increase. Implementing projects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the WCCP area would be required to comply with County Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. None of the Project's components would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in the Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to wind erosion and blowsand compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>GREENHOUSE GAS EMISSIONS</b> - Would the Project:				
<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Certified EIR No. 524 concluded that emissions of GHGs were calculated for the worst-case year of WCCP construction in CalEEMod. Construction emissions were calculated in five-year increments to correspond with the expected rate of build-out. Emissions for each 5-year period take into account projected policies regarding construction waste diversion and anticipated advancement in equipment technology. Results of this analysis are presented in Table 4.7-2, *Year 2035 Construction Greenhouse Gas Emissions*. As shown on Table 4.7-2 of the Certified EIR No. 524, the average annual emissions would not likely exceed the GHG interim threshold of 3,000 metric tons, if an equal number of implementing projects are assumed to be constructed in each of the five year spans.

Due to the programmatic nature of the WCCP, the actual rate of construction cannot be accurately estimated. However, a plausible scenario of three times the average construction activity occurring in a single year was considered for determining potential worst-case mass emissions from construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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under the WCCP. The GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact.

Operationally, the WCCP as a whole would result in a change in land use from relatively vacant land to residential, commercial or agricultural use. As a result, the WCCP would generate an increase in long-term GHG emissions from a number of sources as a result of development, including: mobile sources, residential and commercial building energy consumption, water consumption, waste generation, area sources, and wine production. Individual implementing projects built in accordance with the WCCP would achieve reductions in GHG emissions consistent with the State's overall reduction goal compared to "Business as Usual" (BAU) through the implementation of Mitigation Measure AQ-1 and Mitigation Measure AQ-2 which provide a suite of measures that would reduce implementing projects' emissions. However, the construction and long-term operation of these new residences, wineries, and agricultural developments would result in an increase in total GHG emissions as compared to the existing condition, and would result in emissions, when averaged over the new residents and employees, which exceed the per capita threshold of 4.1 MT/yr (adopted from the SCAQMD efficient-based standard for Year 2035) resulting in a potentially significant impact.

Mitigation measures were proposed as part of Certified EIR No. 524 in order to reduce potential GHG impacts for both construction and operation. Mitigation Measure GHG-1 provides a number of measures for reducing construction emissions resulting from equipment operation and Mitigation Measure GHG-2 includes the County's adoption of the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (EIR No. 524 Appendix E). Mitigation Measure GHG-2 and the GHG Workbook require future implementing projects to demonstrate compliance with minimum performance standards or better reduction in GHG emissions compared to Business as Usual (BAU). Existing General Plan policies, federal and state regulations, SCAQMD climate change policies, County regulations and Mitigation Measure GHG-1 and Mitigation Measure GHG-2 are intended to reduce GHG emissions and represent feasible mitigation.

However, even with implementation of the feasible policies, regulations and mitigation measures, the WCCP would still result in construction and operational GHG emissions in excess of thresholds. There are no further feasible mitigation measures to reduce or avoid this impact. Moreover, the WCCP already includes a number of energy efficiency measures that would reduce the WCCP's GHG emissions in addition to the mitigation measures included in the Air Quality analysis (Mitigation Measure AQ-1 and Mitigation Measure AQ-2). Accordingly, even with all feasible mitigation, Certified EIR No. 524 concluded this impact would remain significant and unavoidable.

Despite these impacts, implementation of WCCP Design Features and Mitigation Measure GHG-1 and Mitigation Measure GHG-2, along with all applicable and feasible federal, state and local policies and regulations, the WCCP would be consistent with and not conflict with the statewide goals of AB 32 and regional targets under SB375. However, because measures implementing AB 32 and the SB 375 require further action by other state and federal agencies and implementation and effectiveness is not assured, as well as the continuing effects of past human-induced GHG emissions, in an abundance of caution the County has determined that the WCCP's incremental contribution to climate change would remain potentially significant and unavoidable. As discussed above, the County has already included as WCCP features or imposed as mitigation all feasible measures to reduce the GHG impact. However, even with those measures, the impact would remain significant and unavoidable.

As discussed, the Project does not include a new more intense use that has been considered to occur in the Certified EIR No. 524. The proposed revisions included in the Project would reduce the overall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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number of trails within the WCCP area, as well as align trails along existing road ROW's. This represents a reduction in the level of impact versus what was evaluated within the prior EIR. Furthermore, the reduction in available trails would not impact any of the prior GHG conclusions due to alternative transportation offsets as compared to vehicle use. Future implementing projects would be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and Mitigation Measure GHG-1, Mitigation Measure GHG-2, Mitigation Measure AQ-1 and AQ-2 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to greenhouse gas emissions compared with the analysis of the WCCP in Certified EIR No. 524.

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

As discussed in Response 21(a) above, the WCCP has the potential to result in significant and unavoidable impacts pertaining to greenhouse gases. Certified EIR No. 524 concluded that implementation of numerous policies within the SWAP and proposed zoning, the implementing projects would comply with the goals and policies established by AB 32, and would meet or exceed CalGreen requirements for reducing emissions.

In comparison to the existing General Plan, the WCCP would result in a reduction from “business as usual” (BAU) forecasted emission levels when considering WCCP Design Features, existing General Plan policies, and EIR Mitigation Measures GHG-1 and GHG-2. However, even with these reductions the WCCP would still exceed the BAU threshold of 28.5 percent (See Table 4.7.4 of the DEIR). The WCCP includes a Greenhouse Gas Emission Reduction Workbook to ensure future implementing projects achieve the desired GHG emission reduction targets. In addition, the CARB and SCAQMD are each empowered to regulate GHG emissions, with CARB playing a major role due to regulating motor vehicle emissions (which account for over 70% of Project GHG emissions), and SCAQMD regulating the region’s major stationary sources such as electricity generating stations. Utilities, such as Southern California Edison, are also regulated by CARB to achieve AB32 targets, including a 33% renewable energy portfolio for all electricity generation by 2020. Therefore, WCCP GHG impacts would be reduced to a less than significant level with respect to GHG-reducing plans, policies, and regulations.

As discussed, none of the Project’s components would introduce a new or more intense use than those considered in the Certified EIR No. 524. Further, future implementing projects would be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and Mitigation Measure GHG-1 and Mitigation Measure GHG-2 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to greenhouse gas emissions compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS - Would the Project:</b>				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Certified EIR No. 524 concluded that WCCP implementation would potentially increase the transport, use, storage and manufacture of hazardous materials within in the WCCP area. However, these activities are highly regulated by federal, State and local regulations. As such, Certified EIR No. 524 determined that the WCCP would result in less than significant impacts, with the implementation of Mitigation Measure HAZ-1. Mitigation Measure Haz-1 regulates construction operations on properties with underground storage tanks to reduce potential contaminant release.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors, as well as an overall reduction in the number of trails within the WCCP area. Construction of the proposed Project may result in temporary hazards related to transport and use of hazardous materials, including those used for construction vehicle use and maintenance (i.e., diesel fuel, motor oil, etc.). During construction, contractors would be required to uphold standard best management practices to ensure that all hazardous materials are stored, transported, and disposed of in accordance with federal, State, and local requirements. For example, to ensure land use and siting decisions account for hazardous waste management and risk reduction, implementation of the Project would be required to enforce the policies and siting criteria and implement the programs identified in General Plan Safety Element Policy S 6.1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conformance with the existing regulatory framework identified in Certified EIR No. 524 would effectively avoid and minimize significant hazards related to the transport, use, and disposal of hazardous materials and would reduce the project's impacts to less than significant levels.

Project operations (trails and bikeways) would not involve a land use creating a significant hazard to the environment due to the routine transport, use, or disposal of hazardous materials. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524, as the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. Construction and operation of the Project would not create a significant hazard to the public or the environment, and therefore, the Project would not result in new or substantially more severe significant environmental impacts related to transport, use, storage and manufacture of hazardous materials compared with the analysis of the WCCP in Certified EIR No. 524.

***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?***

Refer to Response 22(a), above. Future construction activities would introduce the potential for accidental release of hazardous substances, such as petroleum-based fuels, lubricants, and other materials used for construction equipment. However, contractors would be required to implement standard construction safety measures and controls to avoid or minimize the potential for accidental release of hazardous materials. As required by federal, State, and local law, standard construction best management practices would be observed such that any hazardous materials released are appropriately contained and remediated. For example, to ensure land use and siting decisions account for hazardous waste management and risk reduction, implementation of the Project would be required to enforce the policies and siting criteria and implement the programs identified in General Plan Safety Element Policy S 6.1. Conformance with the existing regulatory framework identified in Certified EIR No. 524, including Safety Element Policy S 6.1, would ensure the Project would not result in new or more significant environmental impacts related to the accidental release of hazardous materials.

The Project does not involve a land use requiring the routine use or application of hazardous materials. Construction of any future trails would not create any new hazards that were not previously evaluated in the prior EIR. Thus, operation of the Project would not create a significant hazard to the public or environment due to accidental releases, and therefore would not result in new or more significant impacts than identified in Certified EIR No. 524.

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

The Riverside County Operational Area Emergency Operation WCCP (EOP) addresses the County's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. According to Certified EIR No. 524, WCCP implementation would not substantially affect the adopted EOP and its emergency evacuation procedures of Riverside County.

While future construction activities associated with the Project would minimally impact traffic flow, it would not conflict with or interfere with implementation of the EOP. The Project does not involve a land use which would interfere with implementation of the EOP and its emergency evacuation procedures. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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524, as the Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. No revisions to the adopted EOP would be required as a result of the proposed Project. Therefore, the Project would not interfere with an adopted emergency response plan or emergency evacuation plan, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

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

Crowne Hill Elementary School is located within a quarter mile of the WCCP’s Residential District, and one existing private school is located within the WCCP area. According to Certified EIR No. 524, compliance with the existing federal, State, and local regulatory framework related to hazardous materials would be sufficient to minimize risks construction risks to school facilities, students, faculty, as well as the general public, and operational land uses are not anticipated to generate or handle hazardous emissions.

As discussed under Response 22(a), minor quantities of hazardous materials may be necessary for construction of the Project. However, the Project components do not present a new or more intense use than what is analyzed in Certified EIR No. 524, as its implementation would amend the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. The Project would comply with applicable federal, State, and local laws, ordinances, regulations and standards to minimize risks as well as Certified EIR No. 524 Mitigation Measure HAZ-1. Operation activities would not involve the routine use of hazardous materials. Therefore, the Project would not create a significant hazard in the vicinity or existing or proposed schools, and would not result in new or substantially more severe environmental impacts than identified and evaluated in Certified EIR No. 524.

**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 environment?**

According to Certified EIR No. 524, there is one hazardous material site within the WCCP area: the Temecula Bomb Target #107. The Temecula Bomb Target #107 is a 160-acre property historically used as a U.S. Navy artillery firing range between 1944 and 1946. According to the Department of Toxic Substance Control, the site was specifically used as a rocket firing, bombing, and staffing target. The State actively began cleaning the site and disposing of unexploded ordinance on February 15, 2007.

Pursuant to Certified EIR No. 524 Mitigation Measure HAZ-2, all implementing projects within a one mile radius of the Temecula Bomb Site #107 would be required to perform an Unexploded Ordnance Survey to verify the presence or absence of unexploded ordnance prior to any earth disturbing activities. According to HAZ-3, if unexploded ordnances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department would be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards would be implemented. Certified EIR No. 524 concludes that adherence to the existing programs, ordinances, and General Plan policies would ensure impacts are less than significant.

The Project components do not present a new or more intense use than what is analyzed in Certified EIR No. 524, as it would amend the WCCP Trails Map that was analyzed in EIR No. 524 to remove and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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revise trail alignments. The Project would comply with Mitigation Measure HAZ-2 and HAZ-3. Additionally, the Project would reduce the number of trails sited within of the Temecula Bomb Target #107. Therefore, the Project would not create a significant hazard to the public or the environment related to known hazardous material sites, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

**Mitigation:** No new or modified mitigation measures are required.

**Monitoring:** No additional monitoring is required.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

According to Certified EIR No. 524, the WCCP is not located within an Airport Influence Area and would not result in an inconsistency with an Airport Master Plan. Additionally, it would not require review by an Airport Land Use Commission. The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors within the WCCP area. As a trails improvement project, the Project does not propose the installation of aboveground structures that could represent a safety hazard to air traffic. Thus, implementation of the Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

**b) Require review by the Airport Land Use Commission?**

Refer to Response 23(a) above.

**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?**

According to Certified EIR No. 524, the WCCP area is not within two miles of a public airport or public use airport. Further, as a trails improvement project, the Project does not propose the installation of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aboveground structures that could represent a safety hazard to air traffic. Therefore, the Project would not result in a safety hazard for people residing or working in the WCCP area and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

**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?**

Certified EIR No. 524 concluded that one private airstrip (historically known as Billy Joe Airport) is located in the western portion of the WCCP area. The airstrip is paved and is infrequently used. Due to the infrequent use and lack of an existing airport land use plan, safety impacts are considered to be less than significant. Additionally, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the WCCP area in the proposed Equestrian District. The Conditions of Approval require the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00 p.m., and the Project applicant will demonstrate compliance to the Riverside County Planning Department that all conditions stated by the Federal Aviation Administration (FAA). This facility is not included in the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, safety impacts would be considered to be less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Further, as a trails improvement project, the Project does not propose the installation of aboveground structures that could represent a safety hazard to air traffic. Therefore, the Project would not create new impacts related to airport hazards or safety and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

**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 residents are intermixed with wildlands?**

According to Certified EIR No. 524, impacts related to wildland fire areas would remain less than significant with adherence to the existing programs, ordinances, General Plan policies, and mitigation measures. Certified EIR No. 524 Mitigation Measure HAZ-4 requires all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Urban-Wildland Interface requirements should be implemented as part of the development.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Further, the Project does not propose the development of any new residential units or habitable structures which would be at risk to wildland fire. Therefore, the Project does not have the potential to expose people or structures to wildland fires, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

**HYDROLOGY AND WATER QUALITY - Would the Project:**

<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY - Would the Project:**

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**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?**

According to Certified EIR No. 524, adherence to the existing General Plan policies, project design features and Mitigation Measure HYD-7 through HYD-8 would ensure that impacts associated with the WCCP remain less than significant. Certified EIR No. 524 Mitigation Measure HYD-7 requires that all implementing projects that fall within the Murrieta Creek Area Drainage WCCP shall be subject to Area Drainage WCCP fees, as enforced by the Riverside County Flood Control and Water Conservation District. Certified EIR No. 524 Mitigation Measure HYD-8 requires projects to incorporate flood control measures.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. In fact, the Project would remove and revise trail alignments such that they are aligned closer to existing public ROW, which would result in reduced impacts related to erosion or siltation and would better preserve existing drainage patterns of individual sites and the WCCP area. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts related to drainage patterns, erosion or siltation than identified in Certified EIR No. 524.

**b) Violate any water quality standards or waste discharge requirements?**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, adherence to the existing federal and State regulations, project design features, and Mitigation Measure HYD-1 through HYD-5 would ensure that any impacts to water quality associated with the WCCP would be less than significant. Certified EIR No. 524 Mitigation Measure HYD-1 requires implementing projects to comply with the County’s Water Quality Management WCCP (WQMP) and incorporate Best Management Practices (BMPs). Certified EIR No. 524 Mitigation Measure HYD-2 requires implementing projects exceeding the San Diego Regional Water Quality Control Board threshold to connect to sewer lines when made available by the Eastern Municipal Water District (EMWD). Certified EIR No. 524 Mitigation Measure HYD-3 requires that implementing projects prepare a Stormwater Pollution Prevention Programs (SWPPP) to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit. Certified EIR No. 524 Mitigation Measure HYD-4 creates requirements for infiltration to maintain water quality standards. Certified EIR No. 524 Mitigation Measure HYD-5 requires implementing projects increase infiltration and reduce impacts to water quality.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. As the Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments, its implementation would not violate any water quality standards or waste discharge requirements. Implementing projects accommodated by the Project would be subject to Mitigation Measure HYD-1 through HYD-5, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Therefore, the Project would not result in new or increased significant environmental impacts related to water quality standards or waste discharge requirements than identified in Certified EIR No. 524.

***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)?***

Certified EIR No. 524 states that the local watershed currently faces significant water supply issues and challenges that are common throughout southern California. According to Certified EIR No. 524, compliance with existing regulatory programs, including General Plan policies, project design features, and Mitigation Measure HYD-6 would reduce potential impacts to groundwater supplies or groundwater recharge to less than significant levels. Certified EIR No. 524 Mitigation Measure HYD-6 requires all implementing projects to provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures, and connection into the Rancho California Water District (RCWD) master planned system.

The Project would introduce impervious surfaces which could affect local groundwater recharge. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments such that they are aligned closer to existing public ROW, which would result in reduced impacts related to groundwater recharge and would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-6, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts related to substantially depleting groundwater supplies or interfering substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level than identified in Certified EIR No. 524.

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

Refer to Responses 25(a) and 25(b) above. Certified EIR No. 524 concludes that adherence to the General Plan policies, project design features, and mitigation measures HYD-1 through HYD-5, HYD-7, and HYD-8 would reduce impacts related to stormwater runoff to less than significant levels.

The Project would introduce impervious surfaces which could contribute runoff water that would exceed the capacity of existing and planned stormwater drainage systems or provide substantial additional sources of polluted runoff. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they aligned closer to existing public ROW, where existing stormwater drainage facilities are more likely to be available. Implementing projects accommodated by the Project would also be subjected to Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Thus, the Project would not create or contribute runoff water that would exceed the capacity of stormwater drainage systems or provide additional sources of polluted runoff and would not result in new or increased significant environmental impacts related to stormwater runoff than identified in Certified EIR No. 524.

**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?**

According to Certified EIR No. 524, a large portion of the Equestrian District, which is located in the southerly area of the WCCP, is affected by a FEMA 100-Year floodplain. However, Certified EIR No. 524 concludes that adherence to existing ordinances, standard conditions and requirements, General Plan policies, project design features, and mitigation measures HYD-1 through HYD-5, HYD-7, and HYD-8 would reduce flooding related hazards to less than significant levels.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments, and does not propose the development of any new residential housing or other similar structures. As no housing is proposed, the Project would not result in new or increased significant impacts related to the placement of housing in a flood zone than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-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; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**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?**

Certified EIR No. 524 concluded that adherence to the existing General Plan policies, project design features and Mitigation Measure HYD-7 and HYD-8 would ensure that impacts associated with the WCCP remain less than significant. Certified EIR No. 524 Mitigation Measure HYD-7 requires that all implementing projects that fall within the Murrieta Creek Area Drainage WCCP shall be subject to Area Drainage WCCP fees, as enforced by the Riverside County Flood Control and Water Conservation District. Certified EIR No. 524 Mitigation Measure HYD-8 requires projects to incorporate flood control measures.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they would be aligned closer to existing public ROW, which would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subjected to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts to drainage patterns that would result in flooding on- or off-site than identified in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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***b) Changes in absorption rates or the rate and amount of surface runoff?***

Certified EIR No. 524 concludes that adherence to the existing General Plan policies, project design features, and Certified EIR No. 524 Mitigation Measure HYD-7 and HYD-8 would ensure absorption rates or surface runoff impacts associated with the WCCP remain less than significant.

The Project would introduce impervious surfaces which could alter existing absorption rates and the amount of surface runoff. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they would be aligned closer to existing public ROW, which would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subjected to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Thus, the Project would not result in new or increased significant environmental impacts related to absorption rates and surface runoff than identified in Certified EIR No. 524.

***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)?***

Refer to Response 25(e) above. According to Certified EIR No. 524, failure of a dam or flood control structure at Vail Lake could cause widespread flooding, as well as risks to life and property. However, these impacts would be reduced to less than significant levels with adherence to existing General Plan policies, standards and regulations, ordinances, standard conditions and requirements, and Mitigation Measure HYD-8 and LU-1.

The Project does not propose aboveground structures which would impede or redirect flood flows, and would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-8 and LU-1, and would be required to demonstrate conformance with the applicable federal, State, and local regulations identified in Certified EIR No. 524. Thus, the Project would not result in new or increased significant environmental impacts related to flooding as a result of failure of a levee or dam than identified in Certified EIR No. 524.

***d) Changes in the amount of surface water in any water body?***

Refer to Responses 26(a) through 26(c) above. The Project would not result in changes to the amount of surface water in any water body. Therefore, the Project would not result in new or increased significant environmental effects related to changes in the amount of surface water in a water body than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING - Would the Project:</b>				
<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Result in a substantial alteration of the present or planned land use of an area?**

According to Certified EIR No. 524, WCCP implementation would not result in adverse cumulative impacts to land use and planning within the WCCP area. As described above, the intent of the WCCP is to: protect viticulture potential, rural lifestyle, and equestrian activities; allow appropriate level of commercial tourist activities; coordinate future growth to avoid land use conflicts; provide appropriate level of public facilities, services, and infrastructure with growth; and find a balance allowing growth while enhancing quality of life. According to Certified EIR No. 524, WCCP implementation would reduce the density of land uses currently permitted under the General Plan, SWAP, Citrus Vineyard Policy Area and Valle de los Caballos Policy Area. The incremental impact of the WCCP is not anticipated to result in a cumulatively considerable land use impact; refer to Certified EIR No. 524 Section 4.10, *Land Use and Planning* for greater detail.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they would be generally aligned along existing roadways and other corridors. The Project does not propose new or more intense uses than what is analyzed in Certified EIR No. 524. The Project is consistent with the Temecula Valley Wine Country Policy Area, and would not result in a substantial alteration of the present or planned use of an area. As the Project would not alter existing land uses, it would not result in new or significant impacts related to land use and planning beyond what was identified in Certified EIR No. 524.

**b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?**

Refer to Response 27(a) above. The Project is limited to the removal and revision of trail alignments within the WCCP area. The Project does not include changes related to modifying boundaries of a public agency's jurisdiction, nor modifications to a sphere of influence. Therefore, the Project would not result in new or significant impacts in this regard.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, GIS database Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the WCCP includes land use policies, zoning regulations, development standards, and design guidelines intended to promote land use and community cohesion. The associated General Plan Amendment, Zoning Ordinance Amendment, and Design Guidelines further integrate these uses. All implementing projects would adhere to policies and goals in the General Plan, as well as the County's zoning and land use ordinance (Ordinance No. 348). These regulations are intended to offset any adverse effects associated with land use, thus ensuring that the WCCP is "self-mitigating" and provides the necessary policies, land use control, and design guidelines, to improve physical connectivity and land use divisions.

Further, Certified EIR No. 524 Mitigation Measure LU-1 requires future implementing projects to comply with WCCP policies and regulations, and environmental analysis to be completed prior to approvals. With the implementation of Mitigation Measure LU-1, it was determined zoning-related impacts would be reduced to less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project is limited to the removal and revision of trail alignments within the WCCP area. The Project does not include zone changes, and therefore would not result in new or significant environmental impacts beyond what was identified and evaluated in Certified EIR No. 524.

**b) Be compatible with existing surrounding zoning?**

Refer to Response 28(a) and 28(c).

**c) Be compatible with existing and planned surrounding land uses?**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 28(a) above. The Project realigns trails along road ROW's with appropriate buffers between adjacent properties. Therefore, the Project would not result in new or significant environmental impacts beyond what was identified and evaluated in Certified EIR No. 524.

**d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific WCCP)?**

Refer to Response 27(a) and 27(c) above. The Project is compatible with existing and planned surrounding land uses as well as the policies of the General Plan and the Temecula Wine Country WCCP, and future implementing projects would be required to demonstrate compliance with the established regulatory framework. Therefore, the Project would not result in new or significant environmental impacts related to land use designations and policies of the General Plan than identified in Certified EIR No. 524.

**e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

Refer to Response 27(a) above. According to Certified EIR No. 524, WCCP implementation would not result in the physical division of an established community following compliance with existing General Plan policies. The Project would not disrupt or divide an established community, as the Project modifies the existing trails plan to remove and revise trail alignments. Future implementing projects accommodated by the Project would be required to demonstrate compliance with the established regulatory framework. Therefore, the Project would not result in new or significant environmental impacts related to disrupting or dividing an established community than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>MINERAL RESOURCES - Would the Project</b>					
<b>29.</b>	<b>Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 OS-5 "Mineral Resources Area"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the WCCP area does not include any locally important mineral resource recovery sites. Therefore, WCCP implementation would not result in the loss of any mineral resources.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments such that they would align closer to existing public ROW. The Project would not result in new or increased significant environmental impacts related to mineral resources than identified in Certified EIR No. 524.

**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?**

Refer to Response 29(a) above.

**c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?**

Refer to Response 29(a) above.

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

Refer to Response 29(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

**NOISE - Would the Project result in:**

**Definitions for Noise Acceptability Ratings**

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

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

<b>30.</b> Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE - Would the Project result in:**

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

Findings of Fact:

**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?**

Refer to Responses 23(a) through (d) above. According to Certified EIR No. 524, the WCCP area is not within two miles of a public airport or public use airport. Therefore, the Project would not expose people to excessive noise levels due to airport uses.

**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?**

Refer to Responses 23(a) through (d) above. According to Certified EIR No. 524, one private airstrip (historically known as Billy Joe Airport) is located in the western portion of the WCCP area. The airstrip is paved and is infrequently used. This facility is not covered by the Riverside County Airport Land Use Compatibility WCCP Policy Document. Due to the infrequent use and lack of an existing airport land use plan, impacts are considered to be less than significant. Additionally, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the WCCP area in the proposed Equestrian District. The Conditions of Approval require the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00p.m., and the Project applicant would demonstrate compliance to the Riverside County Planning Department that all conditions stated by the FAA have been met. This facility is not included in the Riverside County Airport Land Use Compatibility WCCP Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, Certified EIR No. 524 concluded impacts would be less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or more significant environmental impacts related to airport noise than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>
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Findings of Fact:

**a) Railroad Noise**

According to Certified EIR No. 524, WCCP implementation would not involve impacts related to railroad noise, as there are no railroads located within the vicinity of the WCCP.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or increased significant environmental impacts related to railroad noise than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

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Source: On-site Inspection, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Highway Noise**

According to Certified EIR No. 524, WCCP buildout would result in potential cumulative noise level increases along major roadway due to increased traffic. Certified EIR No. 524 identifies several roadway segments that would exceed noise thresholds. There are several General Plan policies that would help reduce the impact of traffic noise on receptors, these would mostly influence noise impacts on new receptors. This is due to the fact that existing receptors cannot easily be redesigned to provide greater noise attenuation, and it is not always feasible to construct barriers between existing development and roadways. As a result, WCCP implementation would contribute to cumulative noise impacts.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would amend the WCCP Trails Map to remove and revise trail alignments; therefore, future implementing projects would not involve increased vehicular traffic contributing to highway noise. Thus, the Project would not result in new or increased significant environmental impacts related to highway noise than identified and analyzed in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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<b>33. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing and proposed land uses. Stationary noise sources within the WCCP area would include special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Riverside County Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847 which are subject to a fee and the County Planning Director's approval.

The Winery District would promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. WCCP implementation would facilitate construction of additional small, medium, and large wineries which may be located in the vicinity of existing and future rural residential uses and existing institutional uses. Therefore, the potential exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. Accordingly, implementation of Mitigation Measure NOI-3 through Mitigation Measure NOI-6 would be required.

Certified EIR No. 524 Mitigation Measure NOI-3 through Mitigation Measure NOI-6, specifically address operational noise associated with special occasion facilities of the implementing projects, including limitations on hours of operation. Mitigation Measure NOI-3 requires site-specific noise attenuation measures and would minimize noise impacts from shipping facilities. To ensure noise from special events held at winery facilities are further reduced, Mitigation Measure NOI-4 would require special occasion facilities to submit a Noise Study and NOI-3 and NOI-5 would require noise control plans to be formulated prior to the issuance of building permits to reduce noise impacts to a less than significant level. Noise control plan will consider hours of operation, noise-attenuating feature, a noise study, and site design. Mitigation Measure NOI-5 prohibits amplified sound and special events at wineries after 10:00 p.m., restricts special event clean-up activities to no later than midnight, and identifies potential noise-attenuating features to be incorporated into future implementing projects (the County has modified Ordinance No. 348.4729 to prohibit outdoor amplified sound at Special Occasion Facilities, including winery events, unless such outdoor amplified sound is subject to a Noise Ordinance exemption approval pursuant to the existing County Noise Ordinance). NOI-6 ensures proper enforcement of County noise requirements and WCCP conditions of approval.

Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measures NOI-3 through NOI-6 would substantially reduce stationary source noise impacts associated with the WCCP (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact would be reduced, but not eliminated, through compliance with policies, ordinances and mitigation noted above, and would be implemented by the County on a project-by-project basis. The only further means of reducing or avoiding this impact would be to limit stationary source noise emissions (such as those associated with special events) to the point where only one or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two special events could occur at any one time. However, because the objective of the WCCP is to encourage winery-related uses in the WCCP area and to draw tourism into the area, it would be infeasible to impose such a limitations. Therefore, this impact would remain significant and unavoidable.

Certified EIR No. 524 concluded that for cumulative noise impact related to mobile sources the buildout of the WCCP would result in potential cumulative noise level increases along major roadways from increases in traffic noise. Certified EIR No. 524 Table 4.12-10, *Traffic Noise Scenarios* (See pages 4.12-31 through 4.12.35) identifies several roadway segments that would exceed noise thresholds as the result of WCCP implementation. Thus, the WCCP would substantially contribute to cumulative mobile source noise impacts.

Potential noise impacts related to exposure to traffic noise of future implementing projects involving residential or other noise-sensitive uses would be evaluated as part of the project-specific environmental analysis that would be needed for such implementing projects and, if necessary dependent upon project-specific conditions, project-level mitigation could be required to mitigate traffic noise from adjacent roadways. However, the WCCP implementation would still result in significant adverse and unavoidable impacts due to the increase in ambient traffic noise as the result of WCCP implementation. This impact is unavoidable since it is a direct result of increased traffic that would be created by implementing projects.

Certified EIR No. 524 concluded that for cumulative noise impact related to stationary sources the WCCP may result in significant stationary source impacts, even with implementation of Mitigation Measure NOI-3 through Mitigation Measure NOI-6 and applicable policies and ordinances. All future implementing projects within the WCCP area and surrounding region would be subject to comply with County, State, and federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site-specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, noise control plans that considers hours of operation and site design, and noise-attenuation measures as required in Mitigation Measure NOI-3 through Mitigation Measure NOI-6. The WCCP's creation of special districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measure NOI-1 through Mitigation Measure NOI-6 would substantially reduce stationary source noise impacts associated with the WCCP (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact would be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and would be implemented by the County on a project-by-project basis. Therefore, the Certified EIR No. 524 concluded impacts would be potentially significant, adverse and unavoidable.

For temporary noise increases Certified EIR No. 524 concluded that during the future construction of implementing projects within the WCCP area, sensitive receptors may be exposed to periodically high noise levels associated with construction activities, such as jack-hammering and large equipment. Implementing projects would be subject to compliance with Ordinance No. 847, Section 2, which



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Additionally, WCCP compliance with General Plan Policies N 12.1 through N 12.4 would minimize construction noise impacts by requiring the preparation of a construction noise mitigation plan and requiring construction equipment to utilize noise-reduction features. Nonetheless, noise impacts from construction could be significant from time to time throughout the WCCP area, such that Mitigation Measure NOI-1 is required.

Implementation of Mitigation Measure NOI-1 would reduce construction noise associated with future implementing projects through the use of site-specific, noise-reduction features. Specifically, NOI-1 would require the use of the best available noise control techniques as well as requiring alternatives to pneumatic power tools. Mitigation Measure NOI-2 includes a list of measures to respond to and track complaints related to construction noise. With implementation of Mitigation Measure NOI-1 and NOI-2, as well as compliance with Ordinance No. 847 and General Plan Policies, short-term construction noise impacts would be reduced to less than significant levels.

As discussed, none of the Project components would introduce a new or more intense use than those analyzed in Certified EIR No. 524. Further, all appropriate mitigation measures identified in Certified EIR No. 524 and Ordinance No. 847 would continue to apply to any implementing projects, including any future trail development. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to noise than identified in Certified EIR No. 524.

***b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?***

Refer to Response 34(a) above.

***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?***

Refer to Response 34(a) above.

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

In regards to groundborne noise and vibration, Certified EIR No. 524 concluded that vibration from grading and earthwork activities would occur during the allowable daytime construction hours and would not interfere with daily activities occurring within Category 1 or 2 land uses described in Certified EIR No. 524 Table 4.12-9, *Groundborne Vibration and Noise Impact Criteria*. However, the WCCP could result in potentially significant groundborne vibrations resulting from proximity between earthmoving equipment and sensitive receptors. Accordingly, Mitigation Measure NOI-7 would be required.

Mitigation Measure NOI-7 would require alternatives or control techniques to reduce vibration. Mitigation Measure NOI-7 also requires that alternative methods be utilized should future pile driving activities take place within 50 feet of an occupied or historic structure. Compliance with Mitigation Measure NOI-7, which requires implementing projects to demonstrate that construction activities are controlled and minimized in order to reduce vibration impacts, would reduce the generation and/or exposure of persons or structures to excessive groundborne vibration to less than significant levels. Blasting, if required, would be subject to the County's standard practices and applicable conditions of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval related to site-specific geotechnical and noise studies. Accordingly, impacts associated with groundborne vibration would be less than significant with mitigation.

As discussed, none of the Project components would introduce a new or more intense use than those analyzed in Certified EIR No. 524. Further, the mitigation measures identified in Certified EIR No. 524 – particularly NOI-1 - and Ordinance No. 847 would continue to apply to any implementing projects. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to ground-borne vibration or noise levels than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>POPULATION AND HOUSING - Would the Project:</b>				
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and 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"/>

***a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

According to Certified EIR No. 524, WCCP implementation would induce growth, but would accommodate future increases in population, housing, and employment. The WCCP also provides a plan for adequate infrastructure, public services and other elements necessary to serve growth. Thus, impacts were determined to be no impact in this regard.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. No residential units or residents would be displaced by the Project. The Project would remove and revise trail alignments such that they would be aligned closer to existing public ROW instead of through or alongside private property. Therefore, the Project would not result in new or increased environmental impacts related to housing displacement than those identified in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?**

The Project does not include components that would directly or indirectly impact housing demand (including affordable housing) within the WCCP area. The proposed revisions are limited to trail alignments within the WCCP area. As such, the Project would not result in new or increased impacts related to housing and affordable housing within the WCCP area than those identified in Certified EIR No. 524.

**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

According to Certified EIR No. 524, implementation of the WCCP would not include changes that would result in the substantial displacement of people or housing; refer to Certified EIR No. 524 Section 8.0, *Effects Found Not to be Significant*.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The proposed revisions are limited to trail alignments within the WCCP. Due to the nature of the Project (trail alignments), no people would be displaced as a result of construction. The Project would remove and revise trail alignments such that they would be aligned closer to existing public ROW instead of through or alongside private property. Therefore, the Project would not necessitate the construction of replacement housing elsewhere and would not involve new or increased environmental impacts than those identified in Certified EIR No. 524.

**d) Affect a County Redevelopment Project Area?**

According to Certified EIR No. 524, the WCCP does not include areas designated as a County Redevelopment Project Area. The Project would revise the WCCP Trails Map to remove and realign trails. These revisions would not impact potential County Redevelopment Areas within the WCCP Area. Therefore, implementation of the Project would not result in new or increased environmental impacts in this regard.

**e) Cumulatively exceed official regional or local population projections?**

According to Certified EIR No. 524, the WCCP represents a substantial increase in population over existing conditions; however, this increase would be less than significant as it would not conflict with adopted regional and local plans (i.e., Southern California Association of Governments Regional Transportation WCCP growth projections and the County’s General Plan). The Project would revise the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and realign trails. These revisions would not impact the population projections. As such, the Project would not result in new or increased environmental impacts in this regard.

**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)?**

See Response 35(a) above. According to Certified EIR No. 524, implementation of the WCCP would be viewed as directly and indirectly growth-inducing pursuant to CEQA. As such, the County adopted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a "Statement of Overriding Considerations" pursuant to CEQA Guidelines Section 15093 requirements prior to approval.

The Project would revise the WCCP Trails Map that was analyzed in EIR No. 524 to remove and realign trails. These revisions would have no impact on the population projections as analyzed within the prior EIR. As such, the Project would not result in new or increased environmental impacts in this regard beyond those analyzed in Certified EIR No. 524 and accounted for in its Statement of Overriding Considerations.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Fire Services**

The Riverside County Fire Protection Master Plan requires one new fire station and/or Engine Company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy. The WCCP impacts to fire services are analyzed in Certified EIR No. 524 Section 4.13, *Public Services, Recreation, and Utilities*. According to Section 4.13, Mitigation Measure FIRE-1 through Mitigation Measure FIRE-5 would reduce the WCCP's impacts to fire services by requiring that implementing projects analyze traffic impacts and effects on emergency response time, participate in a fire mitigation fee program, prepare a fire protection/vegetation monitoring program, ensure fire access to all lots, and provide for water lines and hydrants sufficient to meet fire service needs.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered fire protection services or facilities would not occur. Furthermore, with greater alignment along existing roadways, the trails would represent a reduced fire risk as compared to what was evaluated within EIR No. 524. As such, the Project would not require additional fire protection services and would not result in new or increased significant impacts related to fire services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Sheriff Services**

According to Certified EIR No. 524, the WCCP would result in less than significant impacts to sheriff services, as future implementing projects would be subject to General Plan Policy LU-9.1, which requires new development proponents to contribute their “fair share” to fund Sheriff Service facilities, and existing General Plan mitigation measures in place to set specific level of services for law enforcement services.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered police protection services or facilities would not occur. As such, the Project would not require additional police protection services and would not result in new or increased significant impacts related to police services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Schools**

The WCCP is located within the Temecula Valley Unified School District (TVUSD). According to Certified EIR No. 524, implementation of the WCCP would generate 1,433 students at buildout; refer to Table 4.13-9, *Wine Country Student Generation* of EIR No. 524 for greater detail. Additional demands for school services associated with the WCCP would be adequately serviced by TVUSD facilities following payment of school impact fees, which would fully mitigate project impacts on public schools.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered school services or facilities would not occur. As such, the Project would not require additional school services and would not result in new or increased significant impacts related to school services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

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

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Libraries**

According to EIR No. 524, there are insufficient library facilities in the WCCP area based on the current Riverside County standard of 1.2 volumes and 0.5 square feet of library space per capita. Although the WCCP would reduce the total anticipated population within the WCCP area at buildout and would therefore reduce the area’s demand for library services, there would still be a deficiency in library facilities.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered library services or facilities would not occur. As such, the Project would not require additional library services and would not result in new or increased significant impacts related to library services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Health Services**

Certified EIR No. 524 does not analyze the WCCP’s impacts to health services. The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered health services or facilities would not occur. As such, the Project would not require additional health services and impacts would be less than significant.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

**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?**

The County has a Parkland Dedication Standard of five acres of parkland for each 1,000 residents for some areas. According to Certified EIR No. 524, this standard has not been met and a countywide deficiency exists. According to Certified EIR No. 524, buildout of the Trails Map, along with compliance with existing General Plan policies and other County programs, would reduce impacts to recreational facilities to a less than significant level.

Section 4.13 also recommends implementation of Mitigation Measures PSU REC-1 through REC-3, which are intended to reduce impacts to recreational facilities. Mitigation Measure PSU REC-1 requires projects within the WCCP area to participate in any future trails phasing and financing plan developed by the County. Mitigation Measure PSU REC-2 requires that prior to project approvals, a park and recreational facility dedication plan or in-lieu fee shall be submitted to the County Regional Recreation and Parks District for review and approval. Mitigation Measure PSU REC-3 requires the County Regional Recreation and Parks District to negotiate joint use of school recreational facilities.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 36(e) and (f) above. As a trails improvement project, new demand for the development of new or physically altered recreational facilities would not occur. Further, implementing projects would be subject to conformance with Certified EIR No. 524 Mitigation Measure PSU REC-1 through PSU REC-3, as applicable. Lastly, the Project actually provides for recreational opportunities within the WCCP area. As such, the Project would not require the provision of or expansion of additional recreational facilities.

**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?**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 41(a), above. Implementing projects would not create new demand for the development of new or physically altered recreational facilities. Further, implementing projects would be subject to conformance with Certified EIR No. 524 Mitigation Measure PSU REC-1 through PSU REC-3, as applicable. As such, the Project would not require the provision of or expansion of additional recreational facilities.

The Project does not present a new or more intense use than what was analyzed in Certified EIR No. 524. The Project would not include the use of existing neighborhood regional parks or other facilities such that physical deterioration of the facility would occur. Therefore, the Project would not result in new or more significant environmental impacts related to recreation than those identified in Certified EIR No. 524.

**c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation WCCP (Quimby fees)?**

Refer to Response 41(a), above. The WCCP is not located within a CSA, and therefore no impact would occur.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Recreational Trails**

Refer to Response 41(a), above. According to Certified EIR No. 524, implementation of the WCCP would not impact recreational trails. In contrast, the WCCP proposes a network of recreational trails to encourage non-motorized mobility and increase connectivity to regional recreational areas.

The Project does not present a new or more intense use than analyzed in Certified EIR No. 524, as the Project would revise the Trails Map that was originally proposed for WCCP to remove a number of trails along private lands, and modify a limited number of alignments located within the WCCP area. Thus, the Project would not result in a new or more significant environmental impacts related to recreational trails than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRANSPORTATION/TRAFFIC - Would the Project:**

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

**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?**

According to Certified EIR No. 524, long-term operational traffic resulting from the WCCP implementation would contribute to degradation to the performance of the circulation system in the WCCP area in comparison to existing conditions. Although the WCCP generally improves operations compared to the adopted General Plan, its implementation would still increase traffic volumes and reduce existing levels of service to unacceptable levels such that it would result in a significant and unavoidable impact to performance of the circulation system.

Additionally, as discussed in Certified EIR No. 524 Section 4.14, *Traffic and Circulation*, the WCCP conflicts with an existing Riverside County Congestion Management Program (CMP). The CMP was prepared by the Riverside County Transportation Commission (RCTC) in consultation with the County and the cities in Riverside County, in an effort to align land use, transportation, and air quality management efforts, to promote reasonable growth management programs. The WCCP implementation would degrade operations from an acceptable LOS C or better to LOS D, E, or F at the following intersections:

- Winchester Road at Nicolas Road
- Margarita Road at Rancho California Road
- Rancho California Road at Ynez Road
- Los Caballos Road at Temecula Parkway
- Camino del Vino at Glen Oaks Road
- Camino del Vino at Monte De Oro
- De Portola Road at Pauba Road
- Pauba Road at Temecula Parkway

The WCCP adds traffic to Anza Road south of Rancho California Road operating at an unacceptable LOS F.

Future implementing projects would be required to demonstrate conformance with Certified EIR No. 524 mitigation measures. Additional site-specific conditions of approval would be developed during the development review process, as required by Mitigation Measure TRF-1. Specifically, TRF-1 requires future development within the WCCP to prepare a focused traffic study that would assess the following to ensure consistency with the assessment prepared for the WCCP:

- Trip generation comparison to estimates assumed in the EIR
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to Mitigation Measure TRF-1, implementing projects accommodated by the WCCP would prepare supplemental traffic impact assessments to assist in assessing the development phasing and identify when transportation-related improvements are necessary to accommodate new development so that adequate LOS is maintained.

Adherence to the existing General Plan policies, WCCP Design Features and Mitigation Measures TRF-1 through TRF-3 would substantially reduce impacts associated with the WCCP. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management WCCP. Further, TRF-3 requires that the County implementing a Traffic Impact Fee Program for the area in order to acquire sufficient funding to pay for traffic improvements. Future implementing projects would require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1.

Ultimately, however, the County lacks legal authority to guarantee implementation of mitigation measures and associated road improvements located within the jurisdiction and control of the City of Temecula and/or Caltrans, and, consequently, cannot assure that such improvements would be in place to avoid unacceptable LOS levels. Therefore, because measures outside of the County’s jurisdiction are legally infeasible for the County to enforce, these potential impacts must be considered significant and unavoidable.

In addition to EIR measures TRF-1 through TRF-3, Certified EIR No. 524 also includes measures GHG-1 and GHG-2 which serve to reduce traffic impacts through trip reduction measures including encouraging transit and other non-vehicular travel. However, not all impacts would be reduced to a level that is less than significant. Therefore, a potentially significant impact with regard to conflicts with existing applicable plans and performance of the circulation system, as well as conflict with the County Congestion Management program, is still likely to occur.

According to Certified EIR No. 524, the WCCP may, in combination with existing conditions and other future implementing projects, result in potentially significant unavoidable cumulative impacts in the areas of:

- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system
- level of service degradation to unacceptable levels

The WCCP incorporates various WCCP Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County’s General Plan and development review process. The WCCP’s traffic analysis compares General Plan buildout under the “Project” and “No Project” scenarios, both of which identify significant unavoidable impacts. The WCCP’s impacts, although significant and unavoidable relative to existing conditions, represent less traffic and fewer associated impacts when compared to the current General Plan and policy areas. Adherence to the existing General Plan policies, WCCP Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the WCCP.

These unavoidable impacts are due primarily either to intentionally “down-sizing” certain roadway segments to maintain the WCCP’s rural nature (and therefore road widening is not feasible) or due to certain improvements being outside the County’s jurisdiction (e.g., in Temecula, or in Caltrans jurisdiction, where the County cannot ensure the timeliness or nature of future improvements). In addition, the County cannot guarantee that ROW necessary to make needed road improvements can

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be obtained timely to make such improvements in order to avoid unacceptable LOS occurring as a result of new development.

None of the Project’s components would introduce a new or more intense use beyond those considered in Certified EIR No. 524. While the Project does include improvements to existing roadways, the proposed trail alignments would be located outside of the existing road and would not reduce vehicular roadway capacity. All implementing projects would be subject to the mitigation measures identified under Certified EIR No. 524, as well as any additional mitigation requirements identified through a site-specific environmental analysis. The Project would not increase any of the traffic impacts already identified and evaluated in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

***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?***

Refer to Response 43(a) above. The Project would not increase any of the traffic impacts already identified and evaluated in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

***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?***

Refer to Responses 23(a) through (d) and 30(a) and (b) above. According to Certified EIR No. 524, the closest municipal airport to the WCCP is the French Valley Airport, located approximately three (3) miles northwest of the Project boundary. The WCCP is outside of the French Valley Airport’s zone of influence, and thus would not result in a change in the air traffic patterns for French Valley Airport. The WCCP area has one or more small private airstrips or heliports that would not be affected by the WCCP, in terms of changing air traffic activity levels. Hot air balloon rides takes place within the WCCP’s area; however, implementing projects would not increase the use of the balloons beyond what is currently contemplated in the County’s General Plan.

The proposed Project does not include modifications that would influence air traffic patterns as all proposed changes are limited to trails within the WCCP area. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to air traffic patterns as compared to those identified in Certified EIR No. 524.

***d) Alter waterborne, rail or air traffic?***

In regards to air travel, refer to Responses 23(a) through (d), 30(a) and (b), and 43(c) above.

In regards to waterborne and rail travel, the WCCP area does not contain either waterborne or rail travel. As such, no impacts would occur in this regard.

***e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?***

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, the WCCP would not authorize the construction of specific roadway projects. Rather, it presents a process and basic framework within which priorities are established, and specific projects and action would be undertaken in the future within the WCCP area. Nonetheless, to assure that any future traffic improvements do not introduce hazardous design features, Certified EIR No. 524 prescribes Mitigation Measure TRF-4. Mitigation Measure TRF-4 requires all transportation related improvements in the WCCP area be consistent with the County ordinances (e.g. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the WCCP; therefore, this impact is considered to be less than significant with implementation of Mitigation Measure TRF-4. Further, all future roadway projects would be required to comply with design standards set forth by the County and the WCCP, and adherence to these standards would not permit any hazardous design features or incompatible uses on roadways in the WCCP area.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project includes general guidance for future trail alignments and characteristics; however, it does not include project-specific design features. All implementing projects would be subject to future design review before implementation. As such, the Project would not result in new or substantially more significant environmental impacts related to traffic hazards as compared with the analysis of the WCCP in Certified EIR No. 524.

**f) Cause an effect upon, or a need for new or altered maintenance of roads?**

As determined in Certified EIR No. 524, buildout of the WCCP could result in development of future roadways, which may have an impact on roadway maintenance; refer to Response 43(a) above. However, the proposed Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As such, the Project would not result in new or substantially more severe significant environmental impacts related to road maintenance compared with the analysis of the WCCP in Certified EIR No. 524.

**g) Cause an effect upon circulation during the Project's construction?**

Refer to Response 43(c) above. As discussed, supplemental traffic impact assessments for individual developments within the WCCP would assist in assessing the phasing of development within the WCCP area and would assist in identifying when the construction of improvements is necessary to accommodate new development as it occurs over time so that adequate LOS is maintained. The Project amends the in WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. In the event that construction of an individual implementing project could impact traffic, a project-specific traffic impact assessment would be prepared. As such, the Project would not result in new or substantially more significant environmental impacts related to circulation as compared with the analysis of the WCCP in Certified EIR No. 524.

**h) Result in inadequate emergency access or access to nearby uses?**

According to Certified EIR No. 524, the WCCP includes a series of roadways to provide for servicing emergency personnel and the WCCP is not anticipated to result in inadequate emergency access. Detailed emergency response time information is provided in Certified EIR No. 524 Section 4.13, *Public Services, Recreation and Utilities*. Nonetheless, to ensure that future implementing projects do not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in unanticipated significant impacts to emergency services, implementation of Certified EIR No. 524 Mitigation Measure TRF-2 and Mitigation Measure TRF-5 would be required.

All implementing projects in the WCCP would be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County’s discretionary application review process. The WCCP is not anticipated to result in inadequate emergency access or impacts to public transit following implementation of Certified EIR No. 524 Mitigation Measure TR-2 and Mitigation Measure TRF-5. Mitigation Measure TRF-2 requires site-specific traffic management plans for each individual implementing project at the time of project design to reduce traffic and circulation impacts resulting from operation and construction. Mitigation Measure TRF-5 would reduce programmatic impacts related to emergency service access by requiring that emergency services personal review each implementing project to ensure that proper access is provided. Furthermore, operation of implementing projects requires review by appropriate emergency services personnel to ensure adequate emergency access is provided.

GPA No. 1216 amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. Implementing projects facilitated by GPA No. 1216 would be subject to conformance with Mitigation Measure TRF-2 and TRF-5, as well as emergency access review, as applicable. Therefore, implementation of the GPA No. 1216 would not result in new or substantially more significant environmental impacts related to emergency access as compared with the analysis of the WCCP in Certified EIR No. 524.

***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?***

According to Certified EIR No. 524, the WCCP would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would comply with existing public transit, bicycle and pedestrian facility plans. Nonetheless, to ensure that future implementing projects do not result in unanticipated significant impacts to traffic planning or public transit, implementation of Certified EIR No. 524 Mitigation Measures TRF-1 through TRF-5 would be required.

The WCCP would also include measures and policies that support use of alternative modes of travel, including provision for transit along key circulation corridors. For example, SWAP Policy 1.7 reinforces the County’s commitment to develop an integrated regional trails network. The County would also require special events, where appropriate, to utilize shuttle services and/or coordinated use of the City’s Old Town parking structure. Therefore, Certified EIR No. 524 determined this impact to be less than significant.

The Traffic and Circulation mitigation measures addressed above reduce traffic impacts to less than significant levels because proposed implementing projects would be required to comply with existing regulations, ordinances and the mitigation measures stated in the Mitigation Monitoring and Reporting Program (MMRP) TRF-1 through TRF-5. These measures require implementing projects to provide traffic impact studies and traffic management plans that would ensure compliance with existing regulations, ordinances, and would require County approval and approval by appropriate emergency services personnel, which would ensure adequate improvements are provided. These measures also require implementing projects to contribute to the payment of Traffic Impact Fees that would fund

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements to freeways, roadways and intersections that would ease traffic congestion potentially created by implementing projects.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. None of the Project’s components would introduce a new use or intensify a use that has been considered to occur under the WCCP and analyzed in the Certified EIR No. 524. All of the prior mitigation measures identified under EIR No. 524 would continue to apply to any implementing projects, including any future trail development. Further, future implementing projects would be subject to a site-specific analysis, as applicable, where any additional site-specific mitigation would be identified. The Project would not result in new or substantially more significant environmental impacts to public transit, bicycle, or pedestrian facilities as compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

Certified EIR No. 524 Mitigation Measure AQ-2 requires compliance with the trails and bikeway policies for the General Plan and Mitigation Measure AQ-3 requires the incorporation of bicycle parking and horse hitch posts (where applicable) to mitigate impacts to air quality. The WCCP requires implementation of the existing trails and bikeway network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As discussed above, none of the Project’s components would involve a new use or intensify a use that has been considered to occur under the WCCP and analyzed in the Certified EIR No. 524. Further, as a trails improvement project, implementing projects facilitated by the Project would involve a beneficial impact to bike trails, particularly as they apply to the ROW along existing and future roadways. Therefore, the Project would not result in new or substantially more significant environmental impacts to bike trails compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**UTILITY AND SERVICE SYSTEMS - Would the Project:**

<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**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?***

According to Certified EIR No. 524, the Temecula Valley Wine Country Region receives water services from Rancho California Water District (RCWD) and Eastern Municipal Water District (EMWD). As a result of the planned changes in both the number of acres of active use included within the WCCP area and the amount of agricultural activity and number of residential units anticipated within the WCCP area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the WCCP. Certified EIR No. 524 Table 4.13-11, *Existing/Proposed Land Use Designation Changes Impact on Water Demand*, and Table 4.13-12, *Summarized Water Demands Comparing Existing Proposed Land Use Changes in EIR No. 524*, summarize the net increase in water demand between the existing condition and proposed buildout of the WCCP area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 Urban Water Management Plan. Accordingly, implementation of Certified EIR No. 524 Mitigation Measure PSU WATER-1 and PSU WATER-2 is required to reduce potential impacts to water supply.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in water demand. Implementing projects would be subject to a site-specific analysis to evaluate project-specific impacts related to water use, and would be required to demonstrate compliance with Mitigation Measure PSU WATER-1 and PSU WATER-2, as applicable. Therefore, the Project would not result in new or substantially more significant environmental impacts related to water supply as identified in Certified EIR No. 524.

**b) *Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?***

Refer to Response 45(a) above.

Mitigation: No new or modified mitigation measures are required.



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

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Does the Project 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?**

According to Certified EIR No. 524, the majority of the WCCP Area relies on on-site wastewater treatment systems (septic systems). However, future implementing projects could receive wastewater treatment services by EMWD at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). According to Section 4.13 of EIR No. 524, the TVRWRF does not have sufficient capacity to accommodate wastewater treatment needs of the WCCP at full buildout. In addition, implementing projects would require improvements of EMWD's existing sewer infrastructure to transport wastewater from individual projects to the TVRWRF. Collection of connection fees would allow EMWD to expand capacity and construct sewer facilities associated with the transport of wastewater as development occurs over time. Further, conformance with existing General Plan policies related to wastewater, and Certified EIR No. 524 Mitigation Measures HYD-2, PSU SEWER-1, and PSU SEWER-2 would ensure impacts to wastewater treatment facilities are less than significant.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in wastewater treatment demands. Nonetheless, implementing projects, including future trail developments, would be required to demonstrate conformance with Mitigation Measures HYD-2, PSU SEWER-1, and PSU SEWER-2, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to wastewater treatment facilities as compared with the analysis in Certified EIR No. 524.

**b) Would the Project 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?**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 46(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>47. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Certified EIR No. 524 describes waste collection services to the WCCP area. According to Certified EIR No. 524, waste generated from the WCCP area would not create waste management demands that exceed the capabilities of the County's waste management system as adequate landfill capacity exists to accommodate waste generated from the WCCP area. Nonetheless, Certified EIR No. 524 incorporates five mitigation measures to ensure that all impacts to solid waste are less than significant, described below.

As required by Mitigation Measure PSU WASTE-1, implementing projects in the WCCP area shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (e.g., concrete, asphalt, wood, etc.) generated. This diversion of waste must exceed a 50 percent reduction by weight. Implementing projects must complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B and Form C process as evidence to ensure compliance. This mitigation measure would substantially reduce the potential waste stream that might otherwise result from the WCCP's implementation, thus reducing potential impacts to solid waste facilities.

Further, Mitigation Measure PSU WASTE-2 requires that all implementing projects dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines. This measure would help protect against any secondary effects that might otherwise occur from the improper disposal of hazardous wastes.

Mitigation Measure PSU WASTE-3 requires that all implementing projects with a residential Homeowners Association (HOA) establish green waste recycling through its yard maintenance or waste hauling contracts. This measure would reduce green waste requiring landfill disposal. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's. This measure would also help to divert a portion of the waste stream that might otherwise result from the WCCP by ensuring that green wastes area recycled and reused.

Mitigation Measure PSU WASTE-4 requires that prior to issuance of Building Permits, The Riverside County Waste Management Department verifies compliance with 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. This measure ensures that individual implementing projects comply with waste reduction and diversion requirements.

Mitigation Measure PSU WASTE-5 requires that prior to implementing Project approval, applicant(s) submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community WCCP Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the WCCP. This measure ensures that landscaping is designed in such a manner as to reduce the amount of generated green waste that results from WCCP implementation. Following compliance with Mitigation Measures PSU WASTE-1 through PSU WASTE-5, potential impacts to solid waste would be less than significant.

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for solid waste disposal services. Nonetheless, implementing projects, including future trail developments, facilitated by the WCCP would be required to demonstrate conformance with Mitigation Measures PSU WASTE-1 through PSU WASTE-5, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to solid waste disposal as compared with the analysis of the in Certified EIR No. 524.

**b) Does the Project comply with federal, state, and local statues and regulations related to solid wastes including the CIWMP (County Integrated Waste Management WCCP)?**

Refer to Response 47(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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"/>

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

**a) Electricity?**

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails that was originally proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for electricity services. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to electrical utilities.

**b) Natural Gas?**

The Project amends the existing WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for natural gas services. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to natural gas.

**c) Communications Systems?**

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands on communications systems. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to communications systems.

**d) Storm Water Drainage?**

Certified EIR No. 524, analyzes the WCCP's potential impacts to storm water drainage facilities. According to Section 4.9, implementing projects would result in an increase in impervious surfaces; however, impacts to storm water facilities would be fully mitigated following compliance with existing General Plan policies and Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8. Mitigation Measure HYD-1 requires all implementing projects utilize the County's Water Quality Management WCCP (WQMP) checklist to determine the need for a site-specific WQMP and that all implementing projects incorporate Best Management Practices to (BMPs) to achieve compliance with the County's active MS4 permit. Mitigation Measure HYD-2 requires that all implementing projects exceeding a wastewater flow discharge volume greater than San Diego Regional Water Quality Control Board's

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(SDRWQCB) threshold connect to EMWD sewer services. Mitigation Measure HYD-3 requires preparation of a Storm water Pollution Prevention Program (SWPPP) and compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Mitigation Measure HYD-4 requires any implementing project which chooses to incorporate onsite stormwater runoff infiltration to conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of onsite infiltration and BMPs. Mitigation Measure HYD-5 requires all implementing projects incorporate measures designed to increase infiltration and reduce impacts to water quality in the upper aquifer. Mitigation Measure HYD-7 requires all implementing projects in the Murrieta Creek Area Drainage WCCP to pay Area Drainage WCCP fees. Mitigation Measure HYD-8 requires consideration of several flood control measures.

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for storm water drainage. Nonetheless, implementing projects facilitated by the WCCP, including any future trail developments, would be required to demonstrate conformance with relevant General Plan policies and Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to storm water drainage as compared with the analysis in Certified EIR No. 524.

**e) Street lighting?**

Certified EIR No. 524 analyzes street lighting utilities. According to Section 4.1 of EIR No. 524, adherence to existing County ordinances, and General Plan policies, design guidelines, standard conditions, and Mitigation Measure AES-3, impacts related to street lighting would be less than significant. More specifically, Riverside County Ordinance No. 655 incorporates standards for nighttime lighting within 15 to 45 miles of the Palomar Observatory. Mitigation Measure AES-3 requires all implementing projects prepare a lighting plan for the WCCP area prior to approval.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in street lighting demands, nor would the trails along the roadways likely require additional lighting. Nonetheless, implementing projects facilitated by the WCCP would be required to demonstrate conformance with existing County ordinances, and General Plan policies, design guidelines, standard conditions, and Mitigation Measure AES-3, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to street lighting as compared with the analysis in Certified EIR No. 524.

**f) Maintenance of public facilities, including roads?**

The Certified EIR No. 524 traffic study recommends several street improvements which would minimize traffic impacts created by implementing projects; refer to Certified EIR page 3.0-12. Implementation of these improvements may include payment of fees and assessments to the affected jurisdictions or physical construction of such improvements by or in connection with future WCCP area development. This would ensure WCCP-related impacts are reduced/minimized as development occurs over time.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project amends the existing Trails Map to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in road maintenance demands. Each trail segment will be planned in accordance with with PSU REC-1 through PSU REC-2 as described above in Section 41 a. The future trail phasing and financing plan will identify the appropriate agency or entity that will fund and maintain the trail segment. As such, the Project would not result in new or more significant environmental impacts related to maintenance of public facilities, including roads as compared with the analysis in Certified EIR No. 524.

**g) Other governmental services?**

Refer to Response 48(a) through (f) above. None of the Project components involve a new or more intense use than what was analyzed in Certified EIR No. 524. Thus, the Project would not result in new or more significant environmental impacts related to other governmental facilities as compared with the analysis in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

<b>49.</b> Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the Project conflict with any adopted energy conservation plans?				

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Findings of Fact:

As a trails improvement project, the Project is not anticipated to result in an intensity of use that would result in conflict with an adopted energy conservation plan. The Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to energy conservation. Therefore, the Project would not conflict with any adopted energy conservation plans.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>50.</b> 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

**a) 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 major periods of California history or prehistory?**

Findings of Fact:

Implementation of the 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. Certified EIR No. 524 determined that the WCCP would have less than significant impacts with mitigation incorporated. The Project would not, as determined by the analysis above, create new or more intense uses within the area. As such, the proposed Project would not result in new or more significant impacts when compared with the analysis in Certified EIR No. 524.

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

The proposed revisions to the WCCP Trails Map, as indicated in the analysis above, would not result in new impacts, nor would it result in new cumulative considerable impacts. The proposed Project would result in a reduction in the number of trails considered by Certified EIR No. 524, and as such would not result in new additional impacts. As such, new cumulative impacts are not anticipated for the proposed Project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

**Findings of Fact:**

The proposed revisions to the WCCP Trails Map would not result in additional environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The revisions to the proposed trails network would result in a reduction in the number of trails within the WCCP area. As such, new impacts would not occur and impacts would be reduced in comparison to those analyzed by Certified EIR No. 524.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: EIR No. 524, EIR No. 441

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.

Revised: 5/25/17



**RESOLUTION No. 2017-005**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 1216**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 7, 2017, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on June 7, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**CONSIDER** of the environmental document, Addendum No. 3 to Environmental Impact Report No. 524, and,

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1216**