



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

JUNE 21, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

**Assistant TLMA
Director**
Charissa Leach,
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

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

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

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

CALL TO ORDER:
SALUTE TO THE FLAG – ROLL CALL

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33926** – Applicant: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS:C) – Location: Northerly of Grand Avenue and Easterly of Ethlene Drive – 3.15 Acres – Zoning: One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1) – Approved Project Description: Schedule "A" Subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 sq. ft. (net) and a 1.42 net acre Open Space Lot – **REQUEST:** First Extension of Time Request For Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29322** – Applicant: WSI Land Holdings, LLC – Fifth Supervisorial District – Homeland and Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Business Park (CD-BP) (0.25-0.60 FAR) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road – 43.4 Gross Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: Schedule "A" Subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and four (4) open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34842** – Applicant: Joseph E Bonadiman Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Simpson Road and easterly of Leon Road– 10.24 Gross Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule "A" Subdivision of 10.24 acres into

32 single family residential lots with a minimum lot size of 7,200 sq. ft. and two (2) open space lots for a water quality basin and a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34842, extending the expiration date to April 20, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.4 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Avenue, southerly of Rabbit Scramble Trail, and easterly of Washington Street – 69 Gross Acres – Zoning: Residential Agriculture (RA-1) – Approved Project Description: Schedule “B” Subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.5 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713** – Applicant: Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Avenue D, easterly of Cole Avenue, and westerly of Alexander Street – 38.25 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: Schedule “B” Subdivision of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one (1) acre and four (4) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34713, extending the expiration date to October 4, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD-PF) – Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road – 117.7 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2 ½) – Approved Project Description: Schedule “B” Subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and nine (9) open space lots on a total site area of 117.7 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.7 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31545** – Applicant: United Engineering Group c/o Beau Cooper – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 17.42 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 sq. ft., and two (2) open space lots for a regional trail and water quality basin – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31545, extending the expiration date to July 17, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.8 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31546** – Applicant: United Engineering Group c/o Beau Cooper – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Oak Valley Drive, southerly of Alicante Drive, easterly of Leon Road, and westerly of Juniper Flats Road – 36.28 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivide 36.28 acres into 114 single family residential lots with a minimum lot size of 7,200 sq. ft., one (1) 4.19 acre park, and one (1) open space lot for a regional trail – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31546, extending the expiration date to July 11, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.9 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31857** – Applicant: City Development, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC) – Location: Southerly of Grand Avenue, westerly of Beeler Road, and northerly of Simpson Road – 44 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 44 acres into 140 single family residential lots, four (4) open space lots for a 3.55 acre portion of a 5.57 acre joint park with Tentative Tract Map No. 31858, a paseo connection, and drainage – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31857, extending the expiration date to August 28, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.10 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commerical Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly of Pourroy Road and Auld Road – 21.01 Gross Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” Subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – **REQUEST:** Second

Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.11 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 20.7 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a one (1) acre park – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31700, extending the expiration date to August 29, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.12 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33884** – Applicant: Maxine Miller – Fifth Supervisorial District – Cabazon Zoning District – The Pass Area Plan: Community Development: Highest Density Residential (CD-HHDR) – Location: Northerly of Carmen Avenue, southerly of Aloma Drive, easterly of Orange Street, and westerly of Broadway Street – 9.26 Acres – Zoning: Highest Density Residential (R-7) – Approved Project Description: Schedule “A” Subdivision of 9.26 gross acres into 40 residential lots with a minimum lot size of 5,000 sq. ft. with affordable housing provisions in accordance with R-6 zoning requirements, and three (3) open space lots for a detention basin and expanded parkway landscaping – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33884, extending the expiration date to November 4, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.13 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496** – Applicant: Mike Naggar – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-RC-LDR) – Location: Southerly of 12th Street, easterly of Y Avenue, northerly of Apricot Avenue, and westerly of North Drive – 19.54 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35496, extending the expiration date to May 13, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.14 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008** – Applicant: Sun Holland, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road – 160 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum lot size, a 5.3 acre park site, and 29.33 acres of open space/drainage lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.15 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.16 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.17 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road – 53.39 Gross Acres – Zoning: Winchester Hills Specific Plan (SP 293, Pas 51, 53) – Approved Project Description: Schedule “A” Subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@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.
- 3.1** **ORDINANCE NO. 348.4856** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, that amends Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. Continued from May 17, 2017. Project Planner: Wendell Bugtai at (951) 955-2459 or email at wbugtai@rivco.org.
- 4.0** PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1** **CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1** – Intent to Adopt a Negative Declaration – Applicant: Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.
- 4.2** **TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The Tentative Parcel Map is a Schedule "E" Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.). Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.3** **TENTATIVE TRACT MAP NO. 36517** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 AC Min.) – Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, and southerly of Rancho California Road – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract proposes a Schedule "D" Subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of five (5) acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.4** **CONDITIONAL USE PERMIT NO. 3722** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Derek Catalino – Engineer/Representative: AA & Associates – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: Northerly along Temescal Canyon Road, southerly of Arcadia Street, westerly of El Cerrito Road, and easterly of Jolora Avenue – 0.26 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** A Conditional Use Permit application for an automotive dealership within an existing 1,686 sq. ft. auto sales office and 1,620 sq. ft. of outdoor auto display area. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- 4.5** **CHANGE OF ZONE NO. 7933** – No New Environmental Documents Required – Applicant: Little Sand Creek Development, LP, c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2) – **REQUEST:** Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) Zone. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 4.6 **ORDINANCE NO. 348.4857** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4857 is an amendment to Riverside County’s Land Use Ordinance, which adds Article XIXk “Unattended Donation Bins” to Ordinance No. 348. This amendment establishes regulations and development standards for the placement of Unattended Donation Bins in the unincorporated areas of the County of Riverside. Additionally, the amendment establishes the permitting and operational requirements for Unattended Donation Bins, as well as procedures for enforcement. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.gov.

5.0 WORKSHOPS:

5.1 **ORDINANCE NO. 348 WORKSHOP**

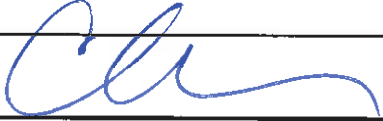
6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

Agenda Item No. 1.1
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisorial District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 33926
FIRST EXTENSION OF TIME
Applicant: CJ Consulting



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 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot.

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. 33926

BACKGROUND:

Tentative Tract Map No. 33926, along with Change of Zone No. 7249 and Variance No. 1793, was originally approved at Planning Commission on April 30, 2008. The project proceeded to the Board of Supervisors for final approval on June 10, 2008.

The first Extension of Time was received April 13, 2017, ahead of the expiration date of June 10, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 5, 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 5, 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 10, 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. 33926, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 10, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33926 Vicinity Map



Legend

- Display Parcels
- 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.



0 1,370 2,739 Feet



REPORT PRINTED ON... 5/12/2017 11:11:41 AM

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Extension of Time Environmental Determination

Project Case Number: TR33926
 Original E.A. Number: 40552
 Extension of Time No.: First
 Original Approval Date: June 10, 2008
 Project Location: North of Grand Avenue and East of Ethlene Drive

Project Description: Schedule A - subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot.

On June 10, 2008, 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 12, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: CJConsult1 <CJConsult1@verizon.net>
Sent: Friday, May 05, 2017 11:38 AM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR33926 Recommended Conditions

Arturo,

The EOT additional Conditions of Approval for Tr. 33926 are acceptable.

John Johnson
CJ Consulting
17837 Brightman Ave.
Lake Elsinore, Ca. 92530
951-285-5146

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, May 01, 2017 10:07 AM
To: CJConsult1@verizon.net
Subject: 1st EOT TR33926 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. 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: John Johnson
CJ Consulting
17837 Brightman Avenue
Lake Elsinore, CA 92530

RE: EXTENSION OF TIME REQUEST for No. 33926.

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
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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 – 12th Floor
Riverside, CA 92501
951-955-0314



How are we doing? Click the Link and tell us

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County of Riverside California

TRACT MAP Tract #: TR33926

Parcel: 381-091-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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. 39 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR33926

Parcel: 381-091-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

TRACT MAP Tract #: TR33926

Parcel: 381-091-017

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

04/26/17
09:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33926

Parcel: 381-091-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 10 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

04/26/17
09:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33926

Parcel: 381-091-017

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

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)

1.2

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning District: Homeland/Winchester
Supervisorial District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 29322
FIRST EXTENSION OF TIME
Applicant: WSI Land Holdings, LLC



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 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and 4 open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260.

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. 29322

BACKGROUND:

Tentative Tract Map No. 29322, along with Specific Plan No. 260 Amendment No. 1 and Change of Zone No. 6786, was originally approved at Planning Commission on January 10, 2007. The project proceeded to the Board of Supervisors for final approval on April 3, 2007.

The first Extension of Time was received April 5, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 8, 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 8, 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.

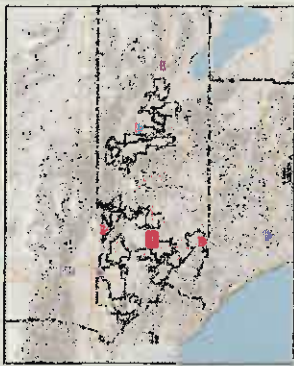
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 3, 2018. If a final map has not been recorded prior this date, a second 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. 29322, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 3, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR29322

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.



0 3,130 6,259 Feet

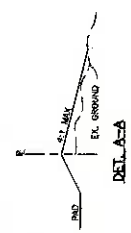
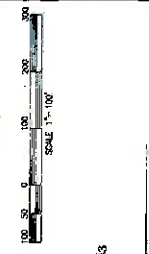
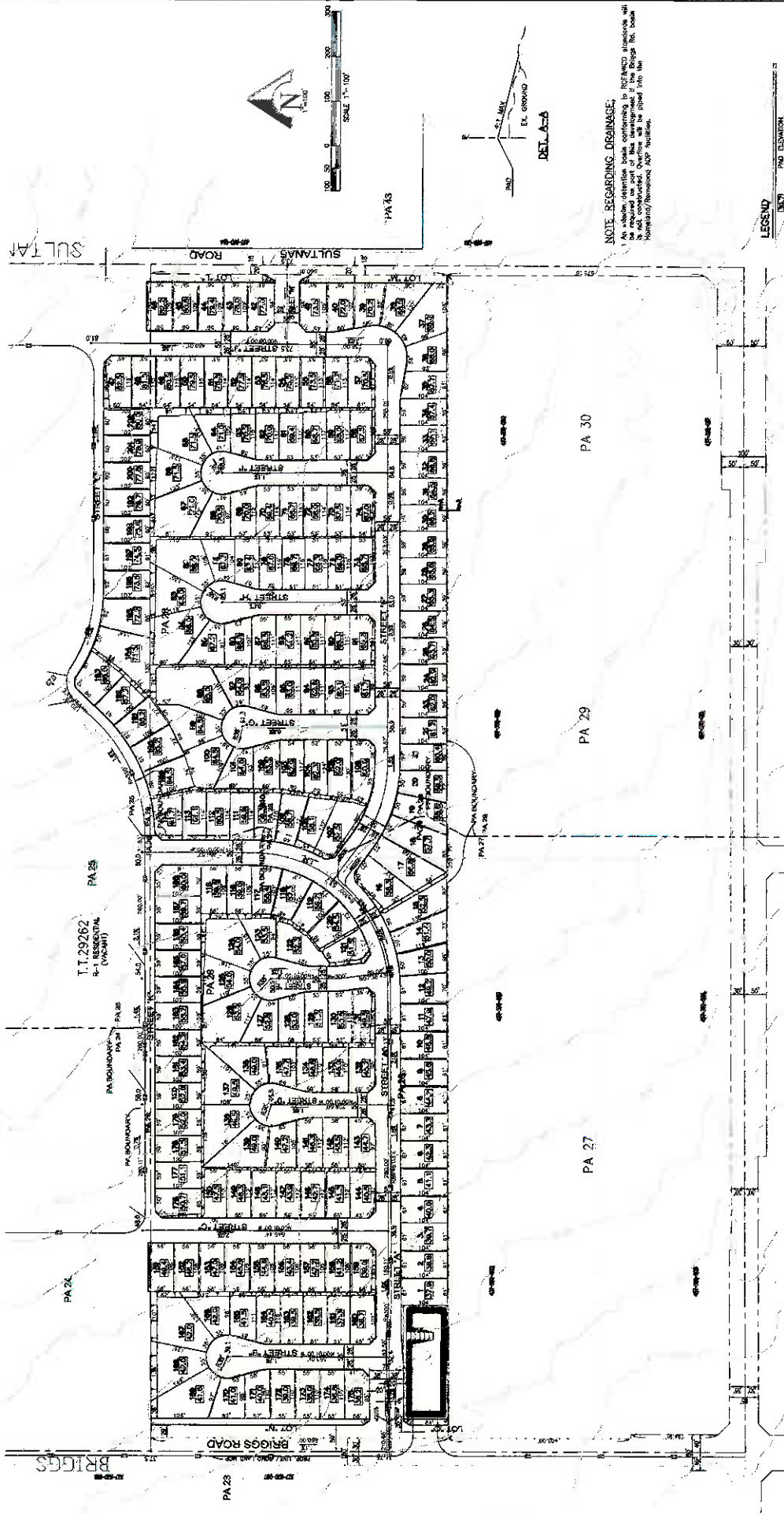


REPORT PRINTED ON... 5/17/2017 4:53:19 PM

© Riverside County RCIT GIS

TENTATIVE MAP

TRACT No.29322



NOTE REGARDING DRAINAGE:
 1. An elevation schedule, including a REFERENCE ELEVATION, will be required as part of this development if the Bridge Box below is used. The schedule shall be filed with the Homeowners/Residents, ADP, Inc.

LEGEND
 [Symbol] PRO ELEVATION
 [Symbol] LOT NUMBER
 [Symbol] TOP OF SLOPE
 [Symbol] 1:2.1 MAX. TOE OF SLOPE
 [Symbol] DIRECTION OF FLOW

| <p>Underground Services Alert CALL 811 1-800-277-2600 TWO HOURS BEFORE YOU DIG</p> | <p>PRIVATE ENGINEERING NOTE THIS MAP IS A TENTATIVE MAP AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.</p> | | <p>PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. 17800 DATE: _____</p> | | <p>CANTY PSOMAS CIVIL ENGINEERING, PLANNING & SURVEYING 2010 OWEN AVENUE SUITE 110, ENGLEWOOD CLAYTON, CA 94520, ENGLEWOOD CLAYTON, CA 94520 TEL: (925) 891-1234 FAX: (925) 891-1234</p> | | <p>PROJ. NO. 1008-004 SHEET 2 OF 2 FOR: ASBURY FINANCIAL FILE NO. _____</p> | | | | | | | | | | |
|---|---|-------------|--|--|---|------|--|--|--|--|--|--|--|--|--|--|---|
| | | | <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | NO. | DATE | DESCRIPTION | | | | | | | | | | <p>APPROVED BY: [Signature Line] TITLE: _____</p> |
| NO. | DATE | DESCRIPTION | | | | | | | | | | | | | | | |
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Extension of Time Environmental Determination

Project Case Number: TR29322

Original E.A. Number: 38625

Extension of Time No.: First

Original Approval Date: April 3, 2007

Project Location: South of Alicante Drive, East of Trumble Road, North of Grand Avenue, and West of Juniper Flats Road

Project Description: Schedule A - subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and 4 open space lots for water detention/quality purposes, a 14 foot wide reginal trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260.

On April 3, 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 17, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Monday, May 08, 2017 12:35 PM
To: Ortuno, Arturo
Subject: Re: 1st EOT TR29322 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Arturo, these added conditions are all fine.

Mike Byer
WSI Land Holdings, LLC

On May 8, 2017, at 11:35 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good morning,

The County has adopted a few changes to the Extension of Time applications 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 questions or issues as I will try my best to answer or find solutions to your concerns.

Thank you,

Attn: WSI Land Holdings, LLC
3161 Michelson Drive, Suite 425
Irvine, CA 92612

RE: EXTENSION OF TIME REQUEST for No. 29322.

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
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

05/08/17
11:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR29322

Parcel: 457-330-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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. 42 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR29322

Parcel: 457-330-021

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

TRACT MAP Tract #: TR29322

Parcel: 457-330-021

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR29322

Parcel: 457-330-021

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 7 EOT1 - WQMP COMP AND BNS REG

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR29322

Parcel: 457-330-021

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

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: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 34842
FIRST EXTENSION OF TIME
Applicant: Joseph E Bonadiman
Associates



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 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail.

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. 34842

BACKGROUND:

Tentative Tract Map No. 34842, along with Change of Zone No. 7344, was originally approved at Planning Commission on July 23, 2008. The project proceeded to the Board of Supervisors for final approval on April 20, 2010.

The first Extension of Time was received April 11, 2017, ahead of the expiration date of April 20, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 2, 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 2, 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.

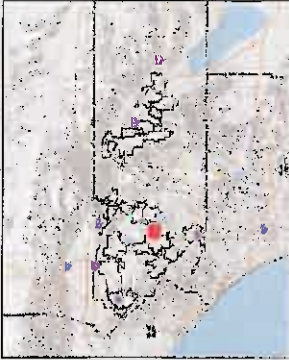
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 20, 2018. If a final map has not been recorded prior this date, a second 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. 34842, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 20, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR34842

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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Extension of Time Environmental Determination

Project Case Number: TR34842
Original E.A. Number: 40875
Extension of Time No.: First
Original Approval Date: April 20, 2010
Project Location: North of Simpson Road and East of Leon Road

Project Description: Schedule A - subdivision of 10.24 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and 2 open space lots for a water quality basin and a regional trail.

On April 20, 2010, 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 12, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ed Bonadiman <ed@bonadiman.com>
Sent: Tuesday, May 02, 2017 9:50 AM
To: Ortuno, Arturo; Giovybg
Subject: RE: 1st EOT TR34842 Recommended Conditions
Attachments: 1st EOT TR34842 COA.PDF

Follow Up Flag: Follow up
Flag Status: Completed

Arturo,

The attached conditions for TR34842 are acceptable.
We, the applicant accept these conditions.

Please process the Time Extension.

Thanks!

Ed

Edward J. Bonadiman, M.B.A., P.L.S.
President
Joseph E. Bonadiman & Associates, Inc.
234 North Arrowhead Avenue
San Bernardino, CA 92408
ph (909) 885-3806 x132
cell (909) 771-6430 fax (909) 381-1721

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, April 26, 2017 9:58 AM
To: Ed Bonadiman
Subject: 1st EOT TR34842 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. 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: Joseph E Bonadiman & Associates
234 N Arrowhead Ave
San Bernardino, CA 92408

RE: EXTENSION OF TIME REQUEST for No. 34842.

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 – 12th Floor

Riverside, CA 92501

951-955-0314



PLANNING DEPARTMENT

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

05/16/17
14:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

2. 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 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

(This Extension of Time condition may be considered "Met"

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

50. PRIOR TO MAP RECORDATION

50.TRANS. 38 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 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 #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 10 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

05/16/17
14:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR34842

Parcel: 462-020-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

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)

1.4

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 32477
THIRD EXTENSION OF TIME
Applicant: Bridgewalk 64, LLC



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 69 acres into 64 residential lots with a minimum lot size of 30,000 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. 32477

BACKGROUND:

Tentative Tract Map No. 32477, along with Change of Zone No. 6996, was originally approved at Planning Commission on June 22, 2005. The project proceeded to the Board of Supervisors for final approval on June 28, 2005.

The first Extension of Time was approved at the Planning Commission on September 17, 2008.

The second Extension of Time was approved at the Planning Commission on July 6, 2016.

The third Extension of Time was received April 13, 2017, ahead of the expiration date of June 28, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 8, 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 8, 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.

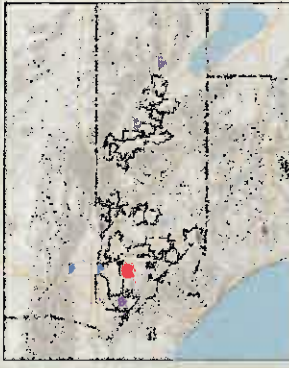
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 28, 2018. If a final map has not been recorded prior this date, a fourth 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. 32477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 28, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR32477

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

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UNITED STATES GOVERNMENT
OFFICE OF THE SECRETARY OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

Extension of Time Environmental Determination

Project Case Number: TR32477
 Original E.A. Number: 39649
 Extension of Time No.: Third
 Original Approval Date: June 28, 2005
 Project Location: North of Nandina Avenue, South of Rabbit Scramble Trail, and East of Washington Street
 Project Description: Schedule B - subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one detention basin.

On June 28, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: May 17, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Paul Onufer <ponufer@avpre.net>
Sent: Monday, May 08, 2017 9:44 AM
To: Ortuno, Arturo
Subject: RE: 3rd EOT TR32477 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Arturo,

The EOT TR 32477 recommended conditions are acceptable.

Paul Onufer
Arroyo Vista Partners, LLC
556 S. Fair Oaks Ave. #337
Pasadena, CA 91105
626-263-4205 o
909-821-7076 c

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, April 26, 2017 10:27 AM
To: Paul Onufer <ponufer@avpre.net>
Subject: 3rd EOT TR32477 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. 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: Paul Onufer
Bridgewalk 64, LLC
556 Fair Oaks Ave, #337
Pasadena, CA 91105

RE: EXTENSION OF TIME REQUEST for No. 32477.

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 – 12th Floor
Riverside, CA 92501
951-955-0314



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

Confidentiality Disclaimer

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TRACT MAP Tract #: TR32477

Parcel: 273-290-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

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. 30

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. 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 #: TR32477

Parcel: 273-290-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 30 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. 14 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)

04/26/17
10:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

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. 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

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)

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 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 a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/26/17
10:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT3 - WQMP COMP AND BNS REG (cont.)

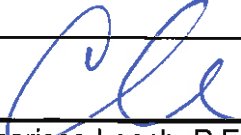
RECOMMND

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: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 34713
FIRST EXTENSION OF TIME
Applicant: Albert A. Webb Associates



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 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one acre and four (4) open space 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:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34713

BACKGROUND:

Tentative Tract Map No. 34713 was originally approved at Planning Commission on October 4, 2006.

The first Extension of Time was received October 4, 2016, ahead of the expiration date of October 4, 2016. 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.

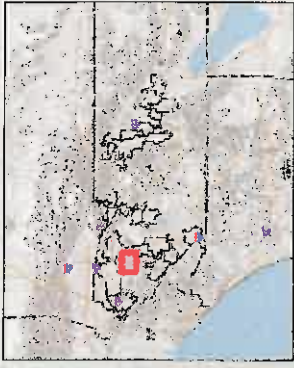
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 4, 2017. If a final map has not been recorded prior this date, a second 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. 34713, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 4, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR34713

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - 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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GENERAL NOTES

OWNERS:

STAFFORD KNOX, INC.
 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058

APPLICANT:

STAFFORD KNOX, INC.
 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058

ENGINEER:

A.P.N. 0102000000
 0102000000
 0102000000

ACRAGE:

1. 1.00 ACRES
 2. 1.00 ACRES
 3. 1.00 ACRES

LAND USE:

1. SINGLE-FAMILY RESIDENTIAL
 2. SINGLE-FAMILY RESIDENTIAL
 3. SINGLE-FAMILY RESIDENTIAL

UTILITIES:

1. WATER MAINS
 2. SEWER MAINS
 3. GAS MAINS
 4. ELECTRIC MAINS

SCHOOL DISTRICT:

1. WILSON ELEMENTARY SCHOOL DISTRICT
 2. WILSON ELEMENTARY SCHOOL DISTRICT

NOTES:

1. THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS.
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TABULATION OF SQUARE FOOTAGE

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| 3 | 0.0000 | 0.00 | |
| 4 | 0.0000 | 0.00 | |
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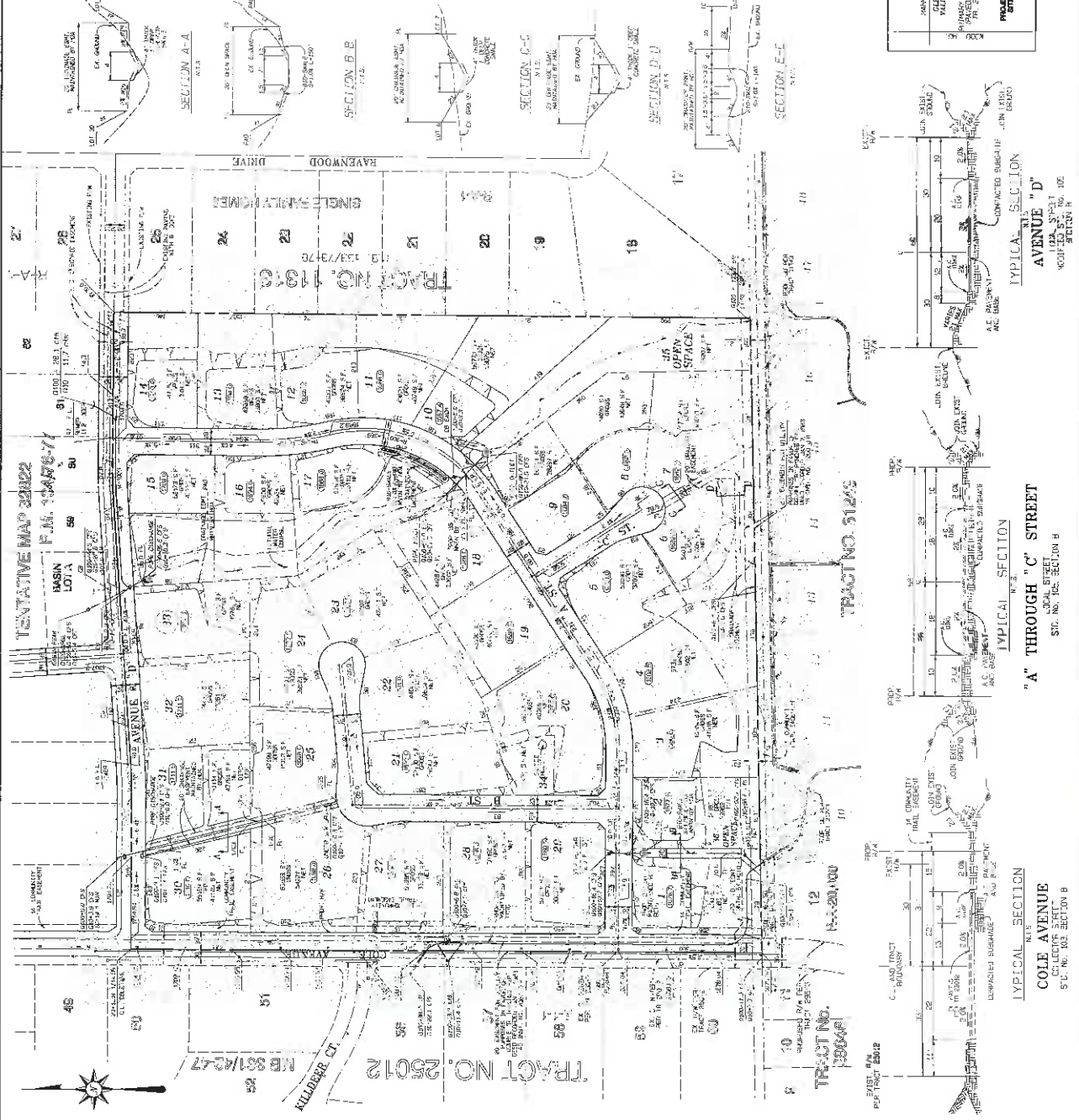
SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E



TENTATIVE MAP
TRACT NO. 34713

OWNER: STAFFORD KNOX, INC.
 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058

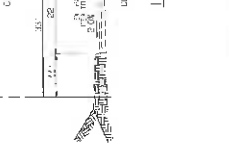
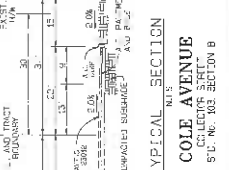
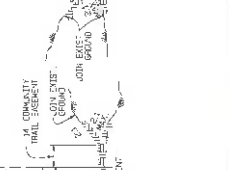
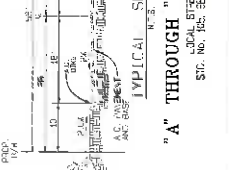
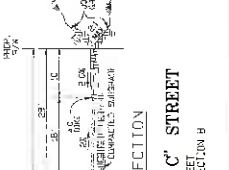
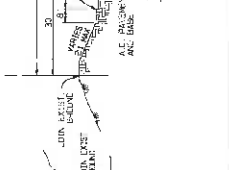
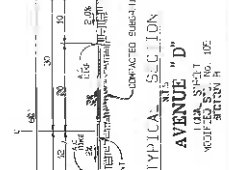
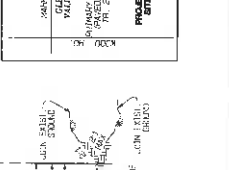
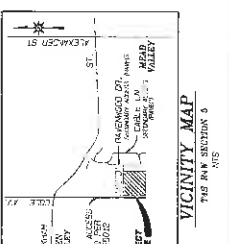
ENGINEER: STAFFORD KNOX, INC.
 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058

APPLICANT: STAFFORD KNOX, INC.
 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058

DATE: 11/15/2011

SCALE: AS SHOWN

PROJECT: 2500 EASTING AVENUE, SUITE 200
 HOUSTON, TEXAS 77058



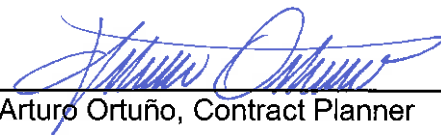
Extension of Time Environmental Determination

Project Case Number: TR34713
Original E.A. Number: 40801
Extension of Time No.: First
Original Approval Date: October 4, 2006
Project Location: South of Avenue D, East of Cole Avenue, and West of Alexander Street

Project Description: Schedule B – subdivision of 38.25 gross acres into 33 single-family residential lots with a minimum lot size of one acre and four (4) open space lots.

On October 4, 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 23, 2017
For Charissa Leech, Assistant TLMA Director

April 28, 2017

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

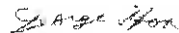
RE: Acceptance of Conditions for First Extension of Time for TR34713

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR34713. I accept the following conditions of approval associated with this Extension of Time request:

- | | |
|----------------------------|---------------------------|
| 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 | |

Thank you,



George Hon

Insert on Letterhead

Date

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR34713

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR34713. I accept the following conditions of approval associated with this Extension of Time request:

| | |
|----------------------------|---------------------------|
| 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 | |

Thank you,



RON AN WANG

Insert on Letterhead

Date

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR34713

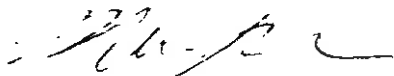
Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR34713. I accept the following conditions of approval associated with this Extension of Time request:

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

Thank you,



Western Estates, LLC

Insert on Letterhead

Date

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR34713

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR34713. I accept the following conditions of approval associated with this Extension of Time request

- | | |
|----------------------------|---------------------------|
| 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 | |

Thank you,

 Manager Jade peak Investment LLC

Insert signature block with title of signer

10/27/2010

Contract Planner
Riverside County Planning Department
4000 Lemon Street, 12 Floor
Riverside, CA 92501


Re: Acceptance of Conditions for the Extension of Time for [Project Name]

Dear Mr. [Name]:

I am the applicant for the Extension of Time Case [Case Number]. I request the following conditions of approval associated with this Extension of Time request:

- 50. REQ E HEALTH DOCUMENTS
- 60. REQ BMP SWPPP WQMP
- 80. WQMP AND MAINTENANCE
- 90. WQMP COMPLETION REG

Sincerely yours,



Insert on Letterhead

Date

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR34713

Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR34713. I accept the following conditions of approval associated with this Extension of Time request:

- 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

Thank you,

Insert signature block with title of signer

Yi Chang Chen

05-01-2017

04/10/17
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34713

Parcel: 321-100-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 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. 41 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR34713

Parcel: 321-100-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

04/10/17
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34713

Parcel: 321-100-005

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR34713

Parcel: 321-100-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

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

RECOMMND

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

04/10/17
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR34713

Parcel: 321-100-005

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: Lake Mathews/Woodcrest
 Zoning District: Cajalco
 Supervisorial District: First
 Project Planner: Arturo Ortuño
 Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 30752
 SECOND EXTENSION OF TIME
 Applicant: Lansing Companies



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 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and 9 open space lots on a total site area of 117.7 gross acres.

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752

BACKGROUND:

Tentative Tract Map No. 30752, along with Change of Zone No. 7796, was originally approved at Planning Commission on June 19, 2013. The project proceeded to the Board of Supervisors for final approval on July 30, 2013.

Planning Commission approved the first Extension of Time on November 16, 2016.

The second Extension of Time was received May 15, 2017, ahead of the expiration date of July 30, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 16, 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 16, 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.

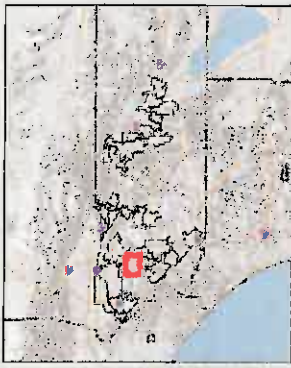
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 30, 2018. If a final map has not been recorded prior this date, a third extension 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. 30752, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR30752

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - 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

Extension of Time Environmental Determination

Project Case Number: TR30752
 Original E.A. Number: 38929
 Extension of Time No.: Second
 Original Approval Date: July 30, 2013
 Project Location: North of Lake Matthews Drive, South of Cajalco Road, and West of Wood Road

Project Description: Schedule B - subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and 9 open space lots on a total site area of 117.7 gross acres.

On July 30, 2013, 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 23, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Tuesday, May 16, 2017 11:36 AM
To: Ortuno, Arturo
Subject: RE: 2nd EOT TR30752 Recommended Conditions
Attachments: 2nd EOT TR30752 COA.PDF

Arturo,

[The applicant does agree to the requested changes to the COAs on Tract 30752.](#)

| | |
|----------------------------|---------------------------|
| 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 | |

Thank you,

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

From: Gregory Lansing
Sent: Tuesday, May 16, 2017 11:30 AM
To: James Hoxie
Subject: FW: 2nd EOT TR30752 Recommended Conditions

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

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. 24

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. 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

05/16/17
09:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

50.TRANS. 24

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. 15

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)

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 3

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. 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)

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 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. 8 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

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09:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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)

1.7

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisorial District: Third
Project Planner: Ash Syed
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31545
FIRST EXTENSION OF TIME
Applicant: United Engineering Group
c/o Beau Cooper



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 for the recordation of the final map to subdivide 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31545

BACKGROUND:

Tentative Tract Map No. 31545 was originally approved at Planning Commission on May 2, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 6834 where both applications were approved on July 17, 2007.

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 24, 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.

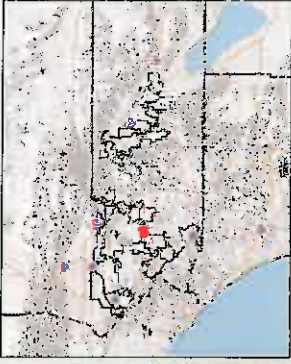
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 17, 2018. If a final map has not been recorded prior this date, a second 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. 31545, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 17, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

1st EOT for TR31545

Vicinity Map



Legend

- Display Parcels
- City Boundaries
- 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.



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Extension of Time Environmental Determination

Project Case Number: TR31545

Original E.A. Number: EA39130

Extension of Time No.: First

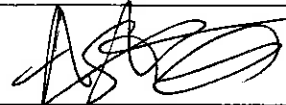
Original Approval Date: July 17, 2007

Project Location: North of Carmen Avenue, South of Aloma Drive, East of Orange Street, West of Broadway Street.

Project Description: Subdivision of 17.42 acres into 55 single family residential lots with a minimum lot size of 7,200 square feet, and two open space lots for a regional trail and water quality basin.

On July 17, 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: 

 Ash Syed, Planner

Date: May 25, 2017

 For Charissa Leach, Assistant TLMA Director

Wheeler, Timothy

From: Beau Cooper <bcooper@unitedeng.com>
Sent: Wednesday, May 24, 2017 5:08 PM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR31545

Ash,

I have reviewed the additional conditions of approval for TR31545 and TR31546 with the client and we have no objections. Please proceed with the staff report and let me know when these Tracts are scheduled for hearing.

Thanks again,

Beau D. Cooper
Entitlement Manager

WE'VE MOVED!!! PLEASE NOTE OUR NEW ADDRESS



8885 Haven Avenue | Suite 195 | Rancho Cucamonga, California 91730
909.466.9240 x203 | 909.292.6677 cell
www.unitedeng.com | bcooper@unitedeng.com

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Wednesday, May 24, 2017 10:33 AM
To: Beau Cooper <bcooper@unitedeng.com>
Subject: Recommended Conditions of Approval for 1st EOT of TR31545

Mr. Cooper,

Attached is the recommended Conditions of Approval (COA) for TR31545.

Attn: Beau Cooper
8885 Haven Avenue, Suite 195
Rancho Cucamonga, CA 91730

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31545.

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. 4

- 50. TRANS. 41
- 60. BS GRADE. 14
- 60. TRANS. 1
- 80. TRANS. 4
- 90. BS GRADE. 3
- 90. TRANS. 8

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, 12th Floor
Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

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County of Riverside California

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31545

Parcel: 457-130-018

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

2. 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 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

(This Extension of Time condition may be considered "Met"

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31545

Parcel: 457-130-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31545

Parcel: 457-130-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4 EOT1 -WQMP AND MAINTENANCE RECOMMND

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

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

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

TRACT MAP Tract #: TR31545

Parcel: 457-130-018

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 8 EOT1 - WQMP COMP AND BNS REG

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31545

Parcel: 457-130-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT1 - WQMP COMP AND BNS REG (cont.)

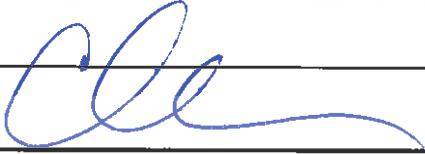
RECOMMND

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: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Fifth
Project Planner: Ash Syed
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31546
FIRST EXTENSION OF TIME
Applicant: United Engineering Group
c/o Beau Cooper



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 for the recordation of the final map to subdivide 36.28 acres into 114 single family residential lots with a minimum lot size of 7,200 square feet, one 4.19 acre park, and one open space lot for a regional trail.

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. 31546

BACKGROUND:

Tentative Tract Map No. 31546 was originally approved at Planning Commission on July 11, 2007.

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 24, 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.

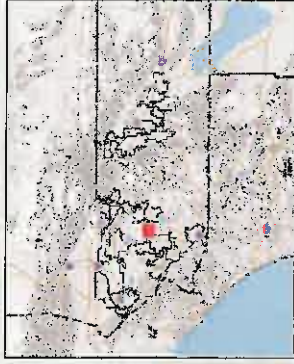
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 July 11, 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. 31546, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31546 Vicinity Map



- Legend**
- City Boundaries
 - 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.



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Extension of Time Environmental Determination

Project Case Number: TR31546

Original E.A. Number: EA39131

Extension of Time No.: First


Original Approval Date: July 11, 2007

Project Location: North of Oak Valley Drive, South of Alicante Drive, East of Leon Road, West of Juniper Flats Road.

Project Description: Subdivide 36.28 acres into 114 single family residential lots with a minimum lot size of 7,200 square feet, one 4.19 acre park, and one open space lot for a regional trail.

On July 11, 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: 
Ash Syed, Planner

Date: May 25, 2017
For Charissa Leach, Assistant TLMA Director

Wheeler, Timothy

From: Beau Cooper <bcooper@unitedeng.com>
Sent: Wednesday, May 24, 2017 5:08 PM
To: Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR31545

Ash,
I have reviewed the additional conditions of approval for TR31545 and TR31546 with the client and we have no objections. Please proceed with the staff report and let me know when these Tracts are scheduled for hearing.

Thanks again,

Beau D. Cooper
Entitlement Manager

WE'VE MOVED!!! PLEASE NOTE OUR NEW ADDRESS



8885 Haven Avenue | Suite 195 | Rancho Cucamonga, California 91730
909.466.9240 x203 | 909.292.6677 cell
www.unitedeng.com | bcooper@unitedeng.com

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Wednesday, May 24, 2017 10:33 AM
To: Beau Cooper <bcooper@unitedeng.com>
Subject: Recommended Conditions of Approval for 1st EOT of TR31545

Mr. Cooper,

Attached is the recommended Conditions of Approval (COA) for TR31545.

Attn: Beau Cooper
8885 Haven Avenue, Suite 195
Rancho Cucamonga, CA 91730

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31545.

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. 4

- 50. TRANS. 41
- 60. BS GRADE. 14
- 60. TRANS. 1
- 80. TRANS. 4
- 90. BS GRADE. 3
- 90. TRANS. 8

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, 12th Floor
Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

05/31/17
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31546

Parcel: 457-120-065

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

2. 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. 33 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

(This Extension of Time condition may be considered "Met"

TRACT MAP Tract #: TR31546

Parcel: 457-120-065

50. PRIOR TO MAP RECORDATION

50.TRANS. 33 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

TRACT MAP Tract #: TR31546

Parcel: 457-120-065

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 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 #: TR31546

Parcel: 457-120-065

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 11 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

05/31/17
08:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31546

Parcel: 457-120-065

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

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: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31857
FIRST EXTENSION OF TIME
Applicant: City Development, Inc.



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 44 acres into 140 single family residential lots, 4 open space lots for a 3.55 acre portion of a 5.57 acre joint park with Tentative Tract Map No. 31858, a paseo connection, and drainage.

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. 31857

BACKGROUND:

Tentative Tract Map No. 31857, along with Change of Zone No. 6907, was originally approved at Planning Commission on June 28, 2006. The project proceeded to the Board of Supervisors for final approval on August 29, 2006.

The first Extension of Time was received May 26, 2016, ahead of the expiration date of August 29, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on May 5, 2017.

h

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 5, 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.

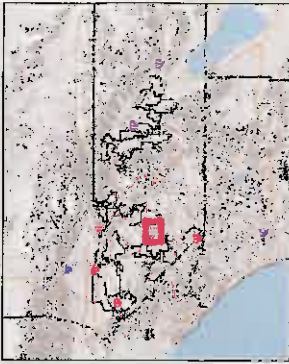
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 29, 2017. If a final map has not been recorded prior this date, a second 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. 31857, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR31857

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- 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 other, 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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12,142 Feet



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Extension of Time Environmental Determination

Project Case Number: TR31857
 Original E.A. Number: 39343
 Extension of Time No.: First
 Original Approval Date: August 29, 2006
 Project Location: South of Grand Avenue, West of Beeler Road and North of Simpson Road

Project Description: Schedule A - subdivision of 44 acres into 140 single family residential lots, 4 open space lots for a 3.55 acre portion of a 5.57 acre joint park with Tentative Tract Map No. 31858, a paseo connection, and drainage.

On August 29, 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 16, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: clarkbnet@aol.com
Sent: Friday, May 05, 2017 4:04 PM
To: Ortuno, Arturo
Cc: citydevelopment@sbcglobal.net; Sam.Yoo@ranpac.net
Subject: Re: 1ST EOT TR31857 COA
Attachments: 20160510 GB Applic for extension.pdf; 20160510 GVE Applic for extension.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: First Extension of Time TR 31857 COA (also Tracts 332258 and 31858)

Mr. Ortuno:

We have attempted to call and left a couple messages, but have not caught up with you yet, hence this email. City Development Inc. submitted two requests for extension of time last Apr/May2016 (see attached) on TTM's: 31857 and 33225 (which are contiguous and share ingress and egress street alignments). In addition, we were copied on an email and understand that Sam Yoo (copied herewith) had attempted to contact you a few weeks back regarding his neighboring TTM 31858 in an effort to learn if these two tracts were proceeding forward since Trans-Pacific designed all three which had these common ingress, egress and related improvements. Whereas all three applications for extension were submitted together/about the same time, we thought they'd be approved at the same time.

We believe that the following: 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 conditions are acceptable, but would like to discuss them with you briefly to make sure we understand them as well as the process to obtain approval on these other contiguous maps from here forward. Also, to discuss what should/needs to happen going forward since we understand that these extensions would be for 1 year, but will already be expiring again in just 3 months.

We'd appreciate it if you could contact us at your earliest convenience (858-277-8787).

Thank you,

City Development Inc.
Clark L. Ballantyne, Pres.

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

From: City Development <citydevelopment@sbcglobal.net>
Sent: Thu, May 4, 2017 9:16 am
Subject: FW: 1ST EOT TR31857 COA

From: Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]
Sent: Wednesday, May 03, 2017 4:17 PM
To: citydevelopment@sbcglobal.net
Subject: RE: 1ST EOT TR31857 COA

Good afternoon,

A reminder that I have yet to receive an acceptance letter for the following conditions. Without an acceptance letter, I will not be able to proceed with the process of extending the current expiration date (8/29/2016).

Thank you,

04/03/17
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31857

Parcel: 462-020-036

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 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. 33 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR31857

Parcel: 462-020-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 33 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. 18 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 #: TR31857

Parcel: 462-020-036

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 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 #: TR31857

Parcel: 462-020-036

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 10 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. 7 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

04/03/17
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31857

Parcel: 462-020-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

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)

1.10

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE PARCEL MAP NO. 32379
SECOND EXTENSION OF TIME
Applicant: Matthew Fagan Consulting
Services



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 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379

BACKGROUND:

Tentative Parcel Map No. 32379 was approved at the Planning Commission on June 14, 2006.

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

The second Extension of Time was received April 20, 2017, ahead of the expiration date of June 14, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 10, 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 10, 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.

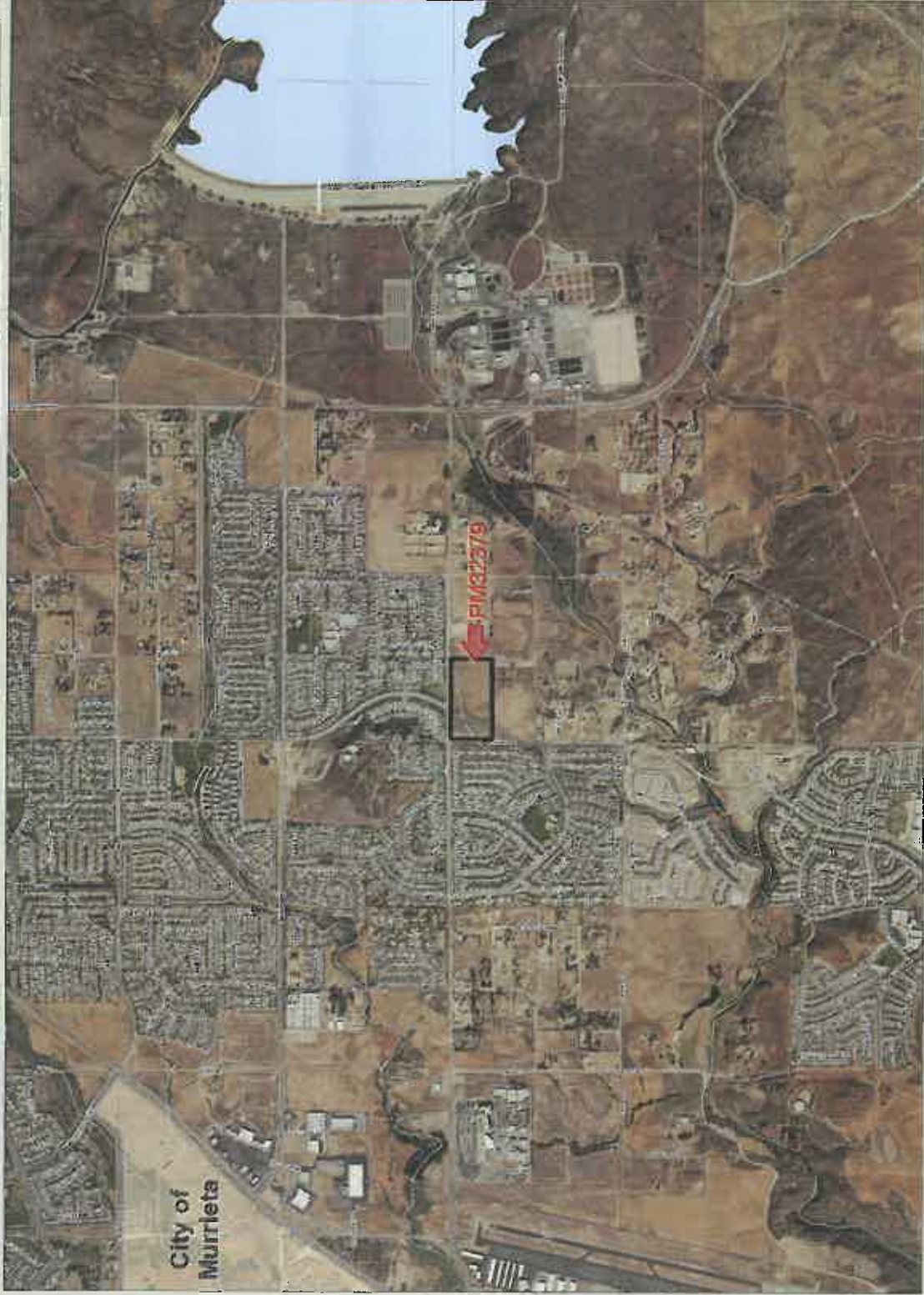
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 14, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32379**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 14, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for PM32379

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.

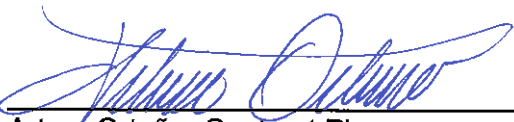
Extension of Time Environmental Determination

Project Case Number: PM32379
 Original E.A. Number: 39564
 Extension of Time No.: Second
 Original Approval Date: June 14, 2006
 Project Location: Southeast of Pourroy Road and Auld Road

Project Description: Schedule E - subdivision of 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

On June 14, 2006, 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: 
 Arturo Ortuño, Contract Planner

Date: May 17, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Matthew Fagan <matthewfagan@roadrunner.com>
Sent: Wednesday, May 10, 2017 11:50 AM
To: Ortuno, Arturo
Cc: angie doves; Mark Swannie
Subject: FW: 2nd EOT PM32379 Recommended Conditions

Arturo:

Greetings.

This e-mail shall serve as correspondence from me, the Extension of Time (EOT) applicant, accepting the recommended conditions, below.

| | |
|----------------------------|---------------------------|
| 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 | |

Please let me know when the EOT will be scheduled for the Planning Commission and Board of Supervisor's Hearings.

Please contact me if you have any questions or comments.

Thank you.

Matthew Fagan
Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
951-265-5428
matthewfagan@roadrunner.com

Work hard, Play hard, Laugh hard!!

From: angie doves <angie.douvres@verizon.net>
Date: Wednesday, May 10, 2017 at 10:51 AM
To: Matthew Fagan <matthewfagan@roadrunner.com>
Subject: FW: 2nd EOT PM32379 Recommended Conditions

Angie Douvres
Matthew Fagan Consulting Services
42011 Avenida Vista Ladera
Temecula, CA 92591
951-415-6044 – Direct

From: Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]
Sent: Wednesday, May 10, 2017 10:41 AM

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 34 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. 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)

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7 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:

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

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. 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.

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

(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. 6 EOT2 - WQMP REQUIRED RECOMMND

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

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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.

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11:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

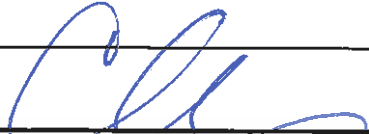
EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31700
SECOND EXTENSION OF TIME
Applicant: EPC Holdings 781, LLC


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 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1 acre 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700

BACKGROUND:

Tentative Tract Map No. 31700, along with Change of Zone No. 6854, was originally approved at Planning Commission on May 17, 2006. The project proceeded to the Board of Supervisors for final approval on August 29, 2006.

The first Extension of Time was approved at the Planning Commission on November 2, 2016.

The second Extension of Time was received May 5, 2017, ahead of the expiration date of August 29, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 9, 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 May 9, 2017) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

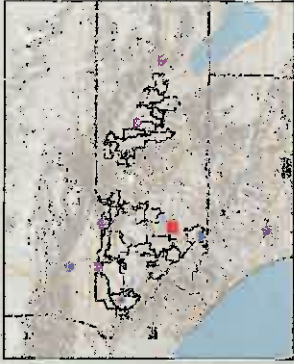
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 29, 2018. If a final map has not been recorded prior this date, a third 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. 31700, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31700

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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Extension of Time Environmental Determination

Project Case Number: TR31700
Original E.A. Number: 39203
Extension of Time No.: Second
Original Approval Date: August 29, 2006
Project Location: South of Keller Road, West of Washington Street, and East of Coventry Lane

Project Description: Schedule A - subdivision of 20.7 gross acres into 64 residential lots, with a proposed minimum lot size of 7,200 sq. ft. In addition, the project also proposes a 6,990 sq. ft. paseo and a 1 acre park.

On August 29, 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 17, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Tuesday, May 09, 2017 10:42 AM
To: Ortuno, Arturo
Subject: RE: 2nd EOT TR31700 Recommended Conditions

Arturo-

I am OK with the added conditions.

Mike Byer
EPC Holdings 781, LLC

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, May 08, 2017 5:28 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Subject: 2nd EOT TR31700 Recommended Conditions

Attn: EPC Holdings 781, LLC
3161 Michelson Drive, Suite 425
Irvine, CA 92612

RE: EXTENSION OF TIME REQUEST for No. 31700.

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.

05/26/17
11:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 29

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. 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)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 17

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 EOT2 - REQ BMP SWPPP WQMP (cont.) RECOMMND

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: 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)

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

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 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.

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11:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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 EOT2 - WQMP COMP AND BNS REG

RECOMMND

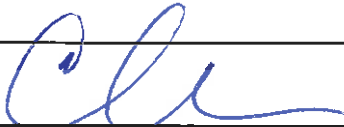
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally,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

1.12

Agenda Item No.
Area Plan: The Pass
Zoning District: Cabazon
Supervisory District: Fifth
Project Planner: Ash Syed
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 33884
FIRST EXTENSION OF TIME
Applicant: Maxine Miller



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 for the recordation of the final map to subdivide 9.26 gross acres into 40 residential lots with a minimum lot size of 5,000 sq ft with affordable housing provisions in accordance with R-6 zoning requirements, and three open space lots for a detention basin and expanded parkway landscaping.

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. 33884

BACKGROUND:

Tentative Tract Map No. 33884 was originally approved at Planning Commission on June 25, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7218 where both applications were approved on November 4, 2008.

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 May 31, 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.

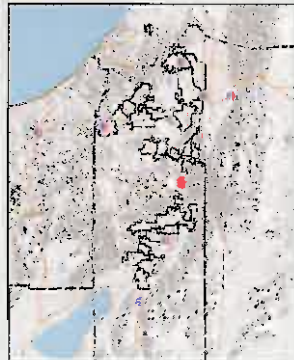
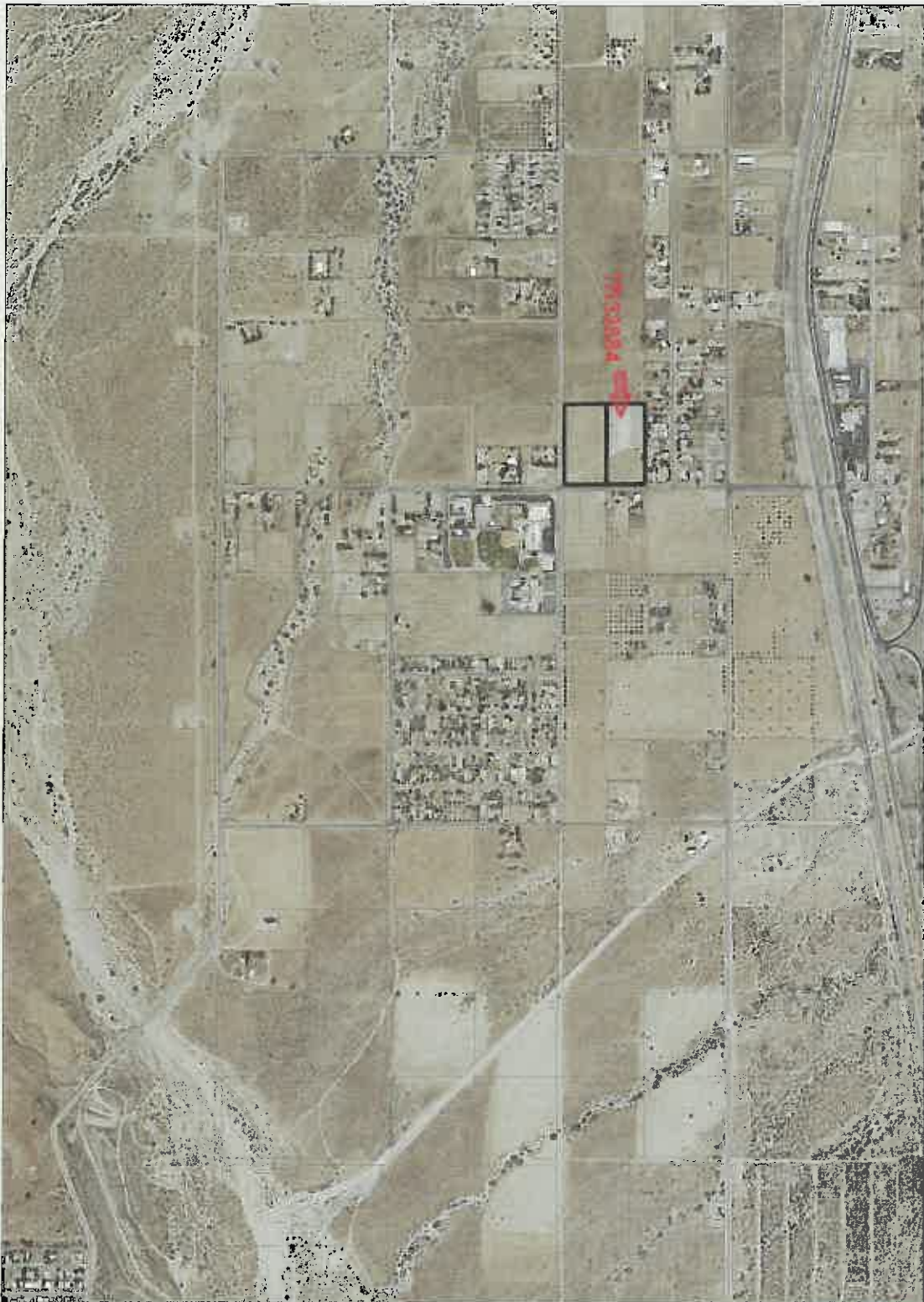
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 4, 2018. If a final map has not been recorded prior this date, a second 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. 33884**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 4, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

1st EOT for TR333884

Vicinity Map



Legend

- Display Parcels

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... 5/10/2017 3:26:08 PM

© Riverside County RCIT GIS



0 1,465 2,930 Feet



Extension of Time Environmental Determination

Project Case Number: TR33884

Original E.A. Number: EA40369

Extension of Time No.: FIRST


Original Approval Date: November 4, 2008

Project Location: North of Carmen Avenue, South of Aloma Drive, East of Orange Street, West of Broadway Street.

Project Description: Subdivision of 9.26 gross acres into 40 residential lots with a minimum lot size of 5,000 sq ft with affordable housing provisions in accordance with R-6 zoning requirements, and three open space lots for a detention basin and expanded parkway landscaping.

On November 4, 2008, 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: 
Ash Syed, Planner

Date: June 1, 2017
Charissa Leach, P.E. Assistant TLMA Director

Harris, Dionne

From: Syed, Ashiq
Sent: Wednesday, May 10, 2017 3:09 PM
To: dpiltd@ca.rr.com
Cc: dpiceo@ca.rr.com
Subject: 1st EOT for TR33884 Recommended Conditions of Approval
Attachments: 1st EOT TR33884 Recommended COA.pdf

Ms. Miller,

I am Ash Syed. I've been assigned to process your Extension of Time (EOT) request. Attached is the recommended Conditions of Approval (COA) for TR33884.

Attn: Maxine Miller
22317 Harbor Ridge Ln, Unit 2
Torrance, CA 90502

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33884.

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. 8 ; 50. TRANS. 42 ; 60. BS GRADE. 15 ; 60. TRANS. 1 ; 80. TRANS.1 ; 90. BS GRADE. 3 ; 90. TRANS. 10

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
Riverside County Planner

May 31, 2017

VIA EMAIL AND PRIORITY MAIL

Ash Syed, Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502-3609
Phone: (951) 955-3200 • Fax: (951) 955-1811
Email: ASyed@rivcounty.onmicrosoft.com

Cc:
Jack Pryor <dpiceo@ca.rr.com>

Subject: Recommended Extension of Time (EOT) Conditions of Approval (COA) for TR33884; Parcel numbers 526-131-002 and 526-131-004

Reference: Riverside County LMS CONDITIONS OF APPROVAL, "1st EOT TR33884 Recommended COA", dated 05/10/2017

Planner Ash Syed,

As the applicant, I have reviewed the seven (7) proposed additional Extension of Time (EOT) Conditions of Approval (COA) for referenced Case No. Tract Map 33884 with acceptance status as shown herein below:

| | Department | Section | | Title | Status |
|------------------------------------|------------|--------------|----|-------------------------------|--------|
| 50. PRIOR TO MAP RECORDATION | E. HEALTH | 50.E HEALTH. | 8 | EOT1- REQ E HEALTH DOCUMENTS | Accept |
| | TRANS | 50.TRANS. | 42 | EOT1 - FINAL ACCESS AND MAINT | Accept |
| 60. PRIOR TO GRADING PRMT ISSUANCE | BS GRADING | 60.BS GRADE | 15 | EOT1 - REQ BMP SWPPP WQMP | Accept |
| | TRANS | 60.TRAN. | 1 | EOT1 - FINAL WQMP FOR GRADING | Accept |
| | TRANS | 80.TRANS. | 1 | EOT1 - WQMP AND MAINTENANCE | Accept |
| 60. PRIOR TO BLDG FINAL INSPECTION | BS GRADE | 90.BS GRADE. | 3 | EOT1 – WQMP REQUIRED | Accept |
| | TRANS | 90.TRANS. | 10 | EOT1 – WQMP COMP AND BNS REG | Accept |

THE INFORMATION CONTAINED IN THIS MEMORANDUM IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY COPYING OF THIS COMMUNICATION OR DISSEMINATION OR DISTRIBUTION OF IT TO ANYONE OTHER THAN THE INTENDED RECIPIENT IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE US POSTAL SERVICE.

Page 2

May 31, 2017

Subject: Recommended Conditions of Approval (COA) for TR33884;
APNs 526-131-002/004

I further understand that:

1. The rationale for said EOT Conditions of Approval additions is to provide Riverside County with the ability to make a determination that the project does not adversely affect the general health, safety and welfare of the public.
2. The herein acceptance status documentation will be included in the staff report package for review, as a Consent Item, at a future Planning Commission Hearing.
3. These Extension of Time conditions of approval may be considered "Met" if it duplicates another similar condition issued by the impacted department (i.e., HEALTH, BS GRADING AND TRANSPORTATION).

Please advise me via email reply to dpiltd@ca.rr.com of the Planning Commission Hearing date and any cost estimate additions required due to the EOT Condition of Approval additions.

Feel free to contact Maxine Miller at (424) 731-7729 should you have questions or need assistance.

Sincerely,

Maxine Miller

Maxine Miller
22317 Harbor Ridge Ln, Unit 2
Torrance, CA 90502

05/10/17
14:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33884

Parcel: 526-131-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

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. 42

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33884

Parcel: 526-131-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 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)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33884

Parcel: 526-131-002

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

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 #: TR33884

Parcel: 526-131-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 10 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

05/10/17
14:45

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33884

Parcel: 526-131-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

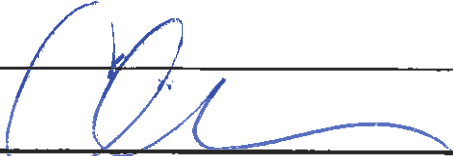
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

1. 13

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Ash Syed
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 35496
SECOND EXTENSION OF TIME
Applicant: Mike Nagger



Charissa Leach, Assistant, P.E.
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 recordation of the Final Map to subdivide 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and a 2.3 acre remainder lot.

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. 35496

BACKGROUND:

The Tentative Tract Map No. 35496 was originally approved at Planning Commission on May 13, 2009.

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 30, 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.

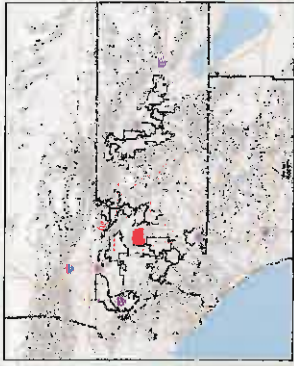
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 13, 2018. If a final map has not been recorded prior this date, a third extension 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. 35496**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 13, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

2nd EOT for TR35496

Vicinity Map



Legend

-  City Boundaries
-  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.



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Extension of Time Environmental Determination

Project Case Number: TR35496
 Original E.A. Number: EA41349
 Extension of Time No.: Second
 Original Approval Date: May 13, 2009
 Project Location: South of 12th St., East of Y Ave., North of Apricot Ave. West of North Dr.

Project Description: Subdivision of 19.54 acres into 25 residential lots with a minimum lot size of 1/2 acre and one (1) 2.3 acres remainder lot.

On May 13, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature:  Date: May 31, 2017
 Ash Syed, Planner Charissa Leach, P.E. Assistant TLMA Director

Harris, Dionne

From: Carissa Hainsworth <carissa@naggarinc.com>
Sent: Tuesday, May 30, 2017 3:33 PM
To: Syed, Ashiq
Cc: Mike Naggar; sarah sluder
Subject: 2nd EOT TR35496

Greetings Mr. Syed

My name is Carissa Hainsworth and I am a project manager for Mike Naggar and Associates. I am handling the map renewal for TTM #35496.

I am in receipt of your letter and your request to change the following conditions:

- 50. E HEALTH. 2
- 50. TRANS. 37
- 60. BS GRADE. 17
- 60. TRANS. 1
- 80. TRANS. 4
- 90. BS GRADE. 9
- 90. TRANS. 8

We have reviewed the conditions and find them acceptable. Please keep me informed as far as timing and approval for the planning commission.

Thank you,

Carissa A. Hainsworth

Mike Naggar & Associates
445 S. D Street
Perris, CA 92570
(951) 437-4329

Harris, Dionne

From: Syed, Ashiq
Sent: Tuesday, May 23, 2017 2:17 PM
To: 'mike@mikenaggar.com'
Subject: Recommended Conditions of Approval for 2nd EOT of TR35496
Attachments: 2nd EOT TR35496 E-mail COA.pdf

Mr. Naggar,

I am Ash Syed. I've been assigned to process your Extension of Time (EOT) request. Attached is the recommended Conditions of Approval (COA) for TR35496.

Attn: Mike Naggar
445 South D Street
Perris, CA 92570

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35496.

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. 2
50. TRANS. 37
60. BS GRADE. 17
60. TRANS. 1
80. TRANS. 4
90. BS GRADE. 9
90. TRANS. 8

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, 12th Floor
Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

05/23/17
13:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2

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. 37

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. For any questions, please contact (951) 712-5494.

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 37 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. 17 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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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

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. 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

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)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9

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. 8

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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)

1.14

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31008
FOURTH EXTENSION OF TIME
Applicant: Sun Holland, LLC



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 160 acres into 366 residential lots with a 7,200 sq. ft. minimum lot size, a 5.3 acre park site, and 29.33 acres of open space/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:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008

BACKGROUND:

Tentative Tract Map No. 31892, along with Change of Zone No. 6746, was originally approved at Planning Commission on January 14, 2004. The project proceeded to the Board of Supervisors for final approval on April 13, 2004.

The first Extension of Time was approved at Planning Commission on October 3, 2007.

The second Extension of Time was approved at Planning Commission on November 19, 2008.

The third Extension of Time was approved at Planning Commission on July 6, 2016.

h

The fourth Extension of Time was received March 2, 2017, ahead of the expiration date of April 13, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 16, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) 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 16, 2017) indicating the acceptance of the five (5) 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.

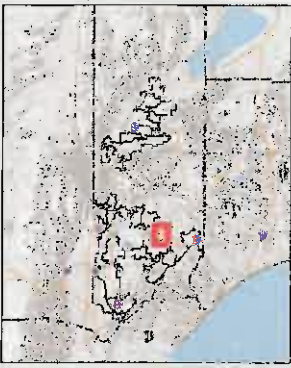
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 13, 2018. If a final map has not been recorded prior this date, a fifth 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. 31008**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 13, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR31008

Vicinity Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- 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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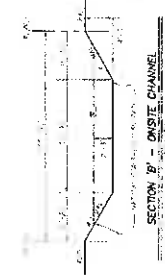
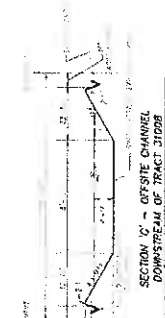
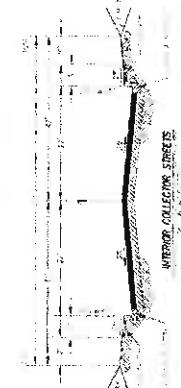
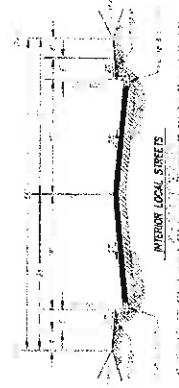
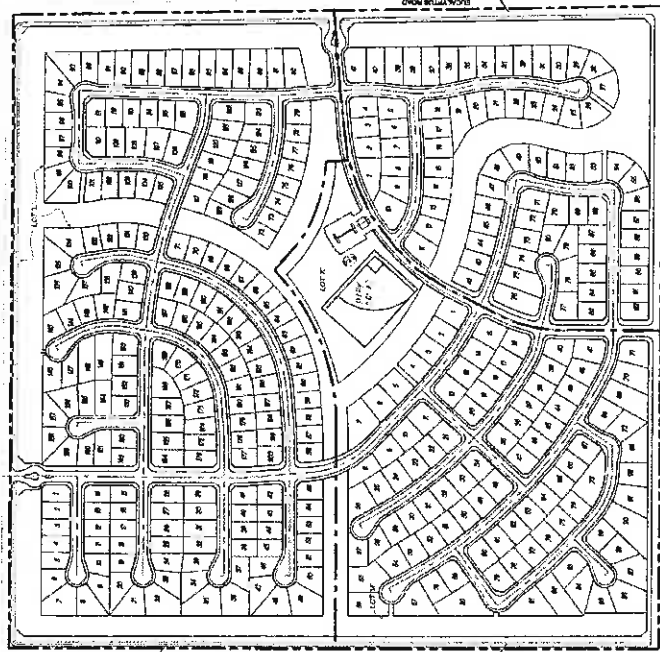
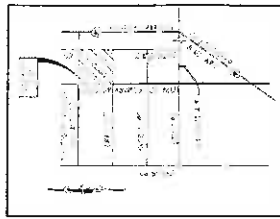
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IN THE COUNTY OF RIVERSIDE

GENERAL NOTES

- DATE PREPARED
- LAND OWNER
- APPLICANT
- ENGINEER
- STATEMENT OF COMPLIANCE
- ASSOCIATE PARCEL NUMBER
- LEGAL DESCRIPTION
- COMMUNITY SERVICE DISTRICT
- ZONING AND LAND USE
- UTILITIES
- SCHOOL DISTRICT
- ANNEAL
- TOPOGRAPHY SOURCE
- GEOLOGIC HAZARD NOTE
- FLOOD ZONE
- COMPASS OWNERSHIP
- PROPOSED APPROVEMENT SCHEDULE
- LOTS
- PARK
- LEGEND



PLANNING AREA 'C' - 80 LOTS

PLANNING AREA 'B' - 83 LOTS

PLANNING AREA 'A' - 200 LOTS

| | | | | | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] | [Hatched area] |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|

SHEET NO. 4
AMENDED MAP NO. 4

TITLE SHEET
COUNTY OF RIVERSIDE

Extension of Time Environmental Determination

Project Case Number: TR31008
 Original E.A. Number: 38874
 Extension of Time No.: Fourth
 Original Approval Date: April 13, 2004
 Project Location: North of Craig Road, West of Eucalyptus Road, and South of Holland Road

Project Description: Schedule A - subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

On April 13, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: May 23, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: William Lo <bl@billoconsulting.com>
Sent: Tuesday, May 16, 2017 4:57 PM
To: Ortuno, Arturo; Larry R. Markham
Cc: richardengle40@gmail.com
Subject: RE: 4th EOT TR31008 Recommended Conditions

Mr. Ortuno:

Regarding **EXTENSION OF TIME REQUEST** for No. 31008, I apologize for the delay in responding to your email dated May 10th. I didn't receive it until Mr. Markham just alerted me. I would like to ask you to change my email address to bl@billoconsulting.com.

With respect to the items you need to move this case forward and continue the extension of time process, I, the Extension of Time Applicant hereby accept the conditions as indicated under the following name and number:

- 50. REQ 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

If you have any questions, please do not hesitate to contact me as indicated below. Thank you.

Bill Lo
SUN HOLLAND, LLC
27127 Calle Arroyo, Suite 1909,
San Juan Capistrano, CA 92675
(949) 218-6023
Email: bl@billoconsulting.com

From: Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]
Sent: Wednesday, May 10, 2017 2:52 PM
To: Larry R. Markham
Cc: richardengle40@gmail.com
Subject: RE: 4th EOT TR31008 Recommended Conditions

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 31 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. 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 #: TR31008

Parcel: 466-310-026

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. 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

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)

06/07/17
14:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8

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 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: San Jacinto Valley
Zoning Area: Bautista
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31130
THIRD EXTENSION OF TIME
Applicant: Elias Marana



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 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

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

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

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130

BACKGROUND:

Tentative Tract Map No. 31130, along with Change of Zone No. 6773, was originally approved at Planning Commission on November 5, 2003. The project proceeded to the Board of Supervisors for final approval on January 27, 2004.

The first Extension of Time was approved at Planning Commission on March 7, 2007.

The second Extension of Time was approved at Planning Commission on September 15, 2010.

The third Extension of Time was received December 28, 2015, ahead of the expiration date of January 27, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

The fourth Extension of Time was filed December 27, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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 12, 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.

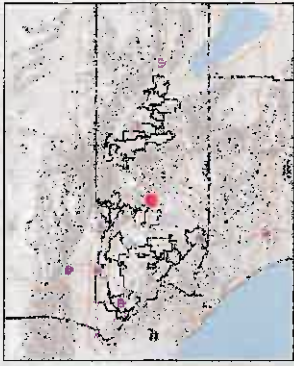
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 27, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration (which was applied for on December 27, 2016).

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31130**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 27, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31130

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.



0 2,028 4,056 Feet



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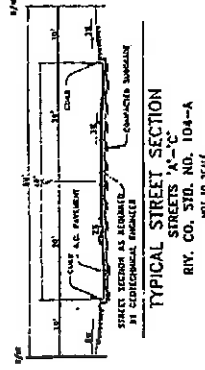
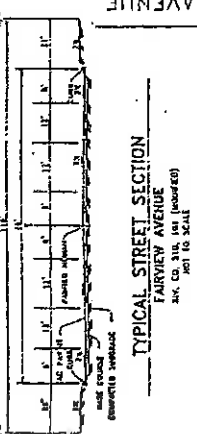
© Riverside County RCIT GIS

EXHIBIT NO. P

CASE NO. 21130

IN THE COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP 31130 SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST

AUG 14 2003



OWNER
GUS A. STOKES, MARIAN BRYCE
1801 217-0814

APPLICANT
MARINA CONSTRUCTION
2800 217-0814

ASSESSOR'S PARCEL NOS.
531-091-041
1801/217-0814

GROSS/NET ACRES
1.89/1.81

IMPROVEMENT SCHEDULE
SCHEDULE 'W'

NUMBER OF LOTS
16

DENSITY
1.28 DU/ACR

EXISTING / PROPOSED ZONING
R-1-1/02-A

PROPOSED RCIF DESIGNATION
VILLAGE COMMONS

EXISTING/PROPOSED LAND USE
VACANT RESIDENTIAL

TOPOGRAPHIC SOURCE
FACSIMILE PHOTO

ADJACENT LAND USE
RESIDENTIAL

PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
SEWER - SAN DIEGO COUNTY WATER DISTRICT
WATER - SAN DIEGO COUNTY WATER DISTRICT

STREETS
STREETS WILL BE CROWNED FROM THE INTERSECTION OF WHITTIER AVE. TO FAIRVIEW AVE. AT LEAST 20 FEET TO CONSTRUCTION OF THIS PROJECT.

SCHOOL DISTRICT
MAYBERRY SCHOOL DISTRICT

FLOOD ZONE
ZONE 'X'

SITEZ
THOMAS GUIDE LOCATION
PAGE 142, 141, 2003 EDITION

CONTIGUOUS OWNERSHIP
THE DEVELOPER HAS ALL NECESSARY CONTIGUOUS OWNERSHIP.

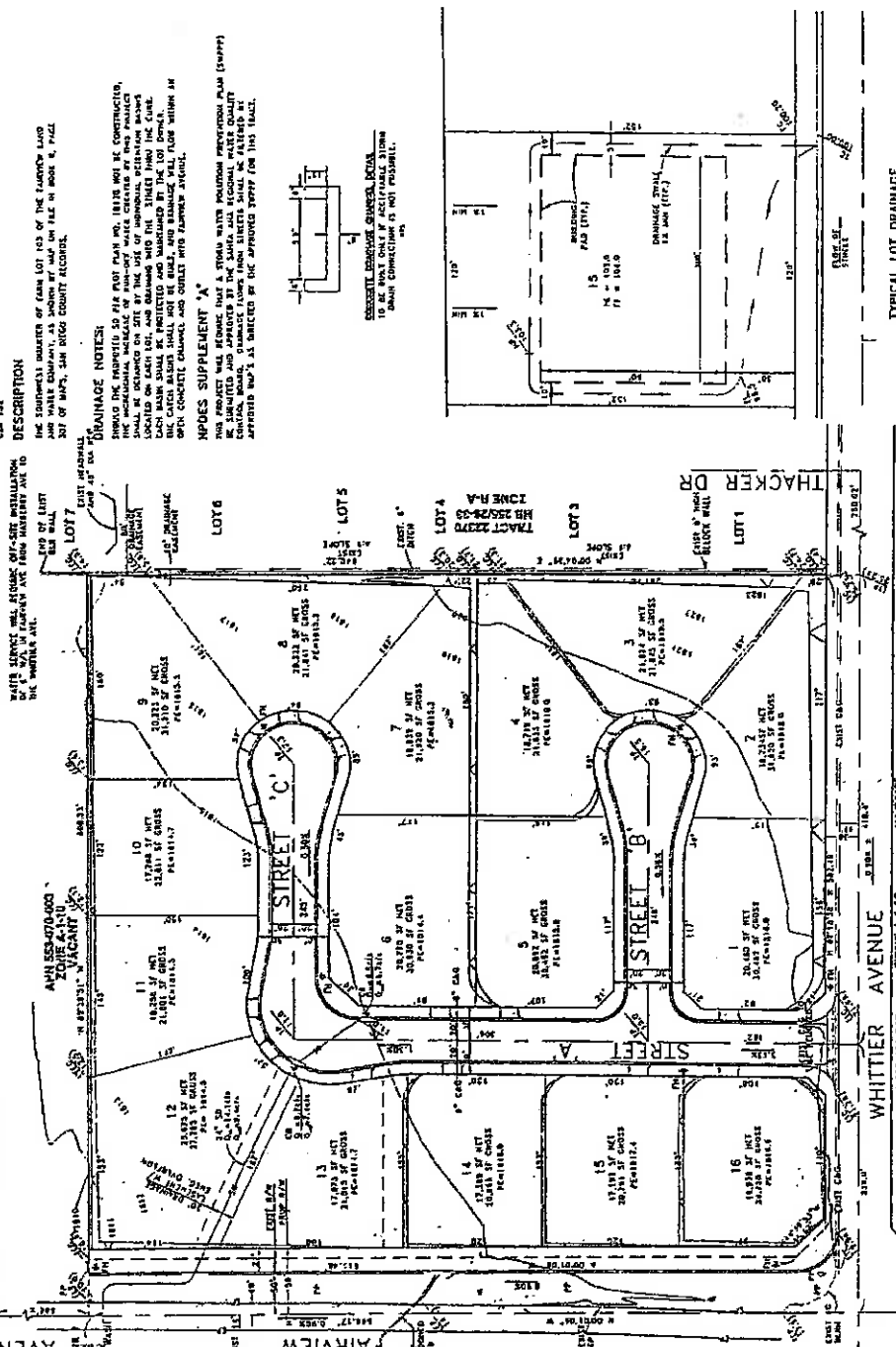
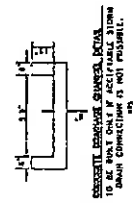
SPECIFIC PLAN
THIS DEVELOPMENT IS NOT PART OF A SPECIFIC PLAN.

COMMUNITY SERVICE DISTRICT
CDM 182

DESCRIPTION
THE SUBMITTED MAPS OF CASE 101 103 OF THE COUNTY MAPS AND WATER EXAMINER, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 207 OF MAPS, SAN DIEGO COUNTY RECORD.

DRAINAGE NOTES
DURING THE PROPOSED 50 YEAR FLOOD PLANNING PERIOD, THE PROPOSED INCREASE OF FLOOD-WATER CREEKS BY THIS PROJECT, LOCATED AS SHOWN ON THE MAPS, WILL BE CONSIDERED. EACH BASIN SHALL BE RESTRICTED AND MARKED BY THE LOT BOUNDARIES. EACH BASIN SHALL NOT BE BUILT, AND STORMWATER WILL FLOW WITHIN EACH SPECIFIC CATCHMENT AND BE DISCHARGED INTO THE NEAREST STREAM.

HIDES SUPPLEMENT 'A'
THIS PROJECT WILL REQUIRE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE SUBMITTED TO THE COUNTY ENGINEER. SWPPP SHALL BE FILED BY THE APPLICANT WITHIN 30 DAYS OF THE DATE OF THE APPROVED TRACT MAP FOR THIS TRACT.



EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS

1. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
2. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
3. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
4. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
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14. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
15. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.
16. THE TRACT MAP IS NOT SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

APPROVED BY: _____ DATE: _____

PREPARED BY: _____ DATE: _____

E.C.E. NO. _____ EXP. DATE: _____

SEAL: _____

SEAL: _____

BLAINE A. WOMER
CIVIL ENGINEERING

PLANNING
SURVEYING
ENGINEERING
PUBLIC WORKS

TYPICAL LOT DRAINAGE
SEE PAGE 10

COUNTY OF RIVERSIDE
MARINA CONSTRUCTION
TENTATIVE TRACT
NO. 31130

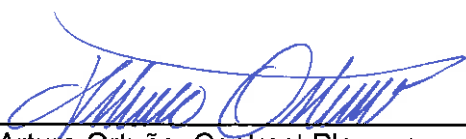
REVISED MAY 29, 2003
SHEET NO. 1

Extension of Time Environmental Determination

Project Case Number: TR31130
 Original E.A. Number: 38970
 Extension of Time No.: Third
 Original Approval Date: January 27, 2004
 Project Location: North of Whittier Avenue, East of Fairview Avenue, South of Mayberry Avenue, and West of Thacker Drive
 Project Description: Schedule B - subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot.

On January 27, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: May 16, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Elias Marana <maranaconstruction@yahoo.com>
Sent: Wednesday, April 12, 2017 9:49 AM
To: Ortuno, Arturo
Cc: Pam Weatherly
Subject: Fw: 3rd, 4th, 5th EOT TR31130 Recommended Conditions
Attachments: 5th EOT TR31130 COA.pdf

Thanks for catching my spelling error. can you let me know if this is ok.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 12, 2017 9:09 AM, Elias Marana <maranaconstruction@yahoo.com> wrote:

Tract 31130

Good morning Ortuno
Arturo

This is Elias Marana thank you for your time. I looked over your letter and will except all the new conditions to extend my time on track 31130 I accept 50. REQ E HEALTH

DOCUMENTS

accept 50. FINAL ACCESS AND
MAINT

I accept

60. REQ BMP SWPPP
WQMP

accept 60. FINAL WQMP FOR
GRADING

accept 80. WQMP AND
MAINTENANCE

I accept 90. WQMP
REQUIRED

I accept 90. WQMP COMP AND BSN
REG

I have all

ways excepted the conditions of approval each time that I have applied for an extension. I hope this is acceptable. Could you let me know if it is.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 5, 2017 12:12 PM, "Ortuno, Arturo" <AOrtuno@rivco.org> wrote:

Good morning Elias,

My name is Arturo and I will be taking over processing your Extension of Time applications. Based on our records the 3rd, 4th and 5th EOTs were submitted timely ahead of the expiration date but were never approved. The 2nd EOT was approved and extended the expiration date to January 27, 2009 which then various Senate and Assembly Bills extended to January 27, 2016. Due to the Bills extending the application, the 3rd and 4th EOT has been overseen. The recommended conditions below would apply to all pending EOTs and be scheduled to a hearing concurrently. The approval of all EOTs will extend the expiration date to January 27, 2019 which would unfortunately be the last allowable EOT to be issued. I see that you have submitted for a Final Map and I strongly encourage you to work on those

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

EOT4 - 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. 29

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. 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 #: TR31130

Parcel: 553-070-011

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)

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:

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - 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 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)

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

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT4 - 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. 8 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 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: San Jacinto Valley
Zoning Area: Bautista
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31130
FOURTH EXTENSION OF TIME
Applicant: Elias Marana



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 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

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

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

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

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130

BACKGROUND:

Tentative Tract Map No. 31130, along with Change of Zone No. 6773, was originally approved at Planning Commission on November 5, 2003. The project proceeded to the Board of Supervisors for final approval on January 27, 2004.

The first Extension of Time was approved at Planning Commission on March 7, 2007.

The second Extension of Time was approved at Planning Commission on September 15, 2010.

The third Extension of Time was received December 28, 2015, ahead of the expiration date of January 27, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

The fourth Extension of Time was filed December 27, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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 12, 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.

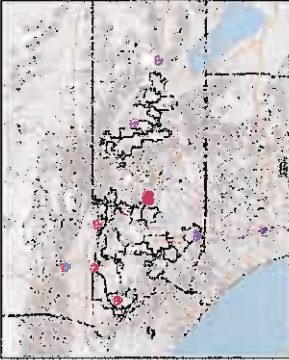
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 27, 2018. If a final map has not been recorded prior this date, a fifth 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. 31130**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR31130

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.

REPORT PRINTED ON... 4/20/2017 3:59:53 PM

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ABRINO

CASE NO. 31130

AUG 14 2003

IN THE COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP 31130 SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST

OWNER
LUIS A. CERDA MARIN
1000 S. G ST. #104
RIVERSIDE, CA 92504
(951) 527-0821

APPLICANT
BLAINE A. WOMER
11111 W. 15TH ST. #104
RIVERSIDE, CA 92504
(951) 527-0821

ASSESSOR'S PARCEL NOS.
851-072-011
1000/010A ACRES

DENSITY
1.78 DU/ACRE

EXISTING / PROPOSED ZONING
R-100/RS-100

PROPOSED RCP DESIGNATOR
R-100/RS-100

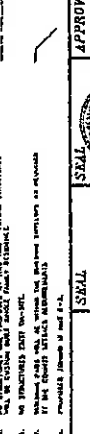
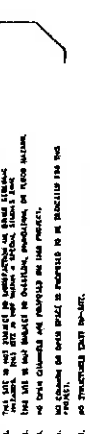
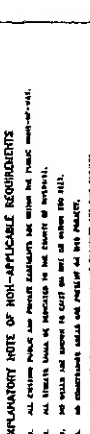
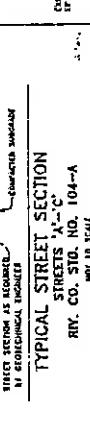
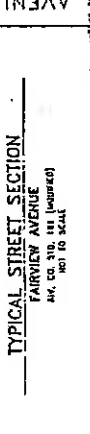
EXISTING/PROPOSED LAND USE
RESIDENTIAL SINGLE-FAMILY

NUMBER OF LOTS
16

TOPOGRAPHIC SURVEY
CONDUCTED BY BLAINE A. WOMER ENGINEERING, INC. IN THE INTEREST OF WHITNEY AVE. & FAIRVIEW AVE. BY USING PLOTS IN CONNECTION WITH THIS PROJECT.

ADJACENT LAND USE
RESIDENTIAL SINGLE-FAMILY

PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
SEWER - EAST RIVER MUNICIPAL WATER DISTRICT
WATER - EAST RIVER MUNICIPAL WATER DISTRICT



SCHOOL DISTRICT
NEAREST UNIFIED SCHOOL DISTRICT

FLOOD ZONE

Zone "C"

COMMUNITY FAMILIAR PROJECTS 2120 S. 15TH ST., 1949

THOMAS GUIDE LOCATION
PAGE 242, A-1, 2003 EDITION

CONTIGUOUS OWNERSHIP
THE DEVELOPMENT INCLUDES ALL PROPERTY
ADJACENT TO THE DEVELOPMENT.

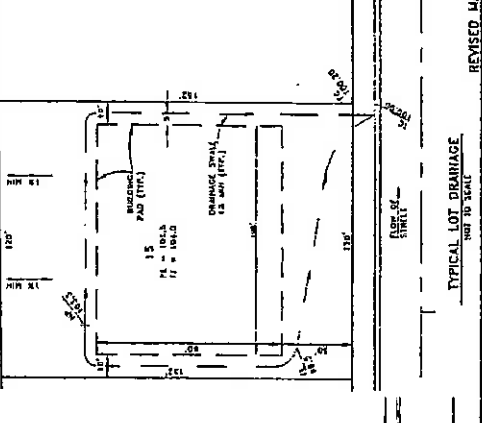
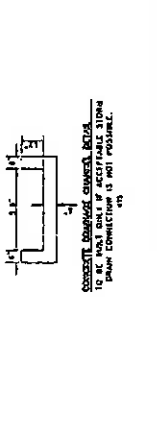
SPECIFIC PLAN
THIS DEVELOPMENT IS IN PART ON A SPECIFIC PLAN.

COMMUNITY SERVICE DISTRICT
CSD 182

DESCRIPTION
THE SOUTHWEST QUARTER OF GARD LOT 103 OF THE FAIRVIEW LAND AND WATER COMMUNITY, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 301 OF MAPS, SAN DIEGO COUNTY RECORDS.

DRAINAGE NOTES
SHOULD THE PROPOSED 10' R/W FOR LOT 103 BE CONSTRUCTED, THE PROPOSED 10' R/W FOR LOT 103 SHALL BE CONSTRUCTED TO THE CENTERLINE OF LOT 103 AND SHOWN BY THE DOTTED LINE. EACH BANK SHALL BE PROTECTED AND MAINTAINED BY THE LOT OWNER. THE PROPOSED 10' R/W SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE PROPOSED 10' R/W SHALL BE MAINTAINED WITHIN 10' OF THE CENTERLINE OF LOT 103 AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.

SPDES SUPPLEMENT "A"
THIS PROJECT WILL REQUIRE THAT A STORM WATER TREATMENT SYSTEM (SWTS) BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.



REVISIONS
NO. DATE DESCRIPTION

1 MAY 28, 2003
REVISED MAY 28, 2003

COUNTY OF RIVERSIDE
MARINA CONSTRUCTION
TENTATIVE TRACT
NO. 31130

PLANNING
SURVEYING
ENGINEERING
PUBLIC WORKS

BLAINE A. WOMER
CIVIL ENGINEERING

APPROVED BY: _____ DATE: _____

PREPARED BY: _____ DATE: _____

R.C.E. NO. _____ EXP. DATE: _____

APR 553-070-003 ZONE A-110 VARIATION

WHITTIER AVENUE - 36' R/W

FAIRVIEW AVENUE - 36' R/W

THACKER DRIVE - 36' R/W

LOT 1 16,210 SQ. FT. PERMITS

LOT 2 16,210 SQ. FT. PERMITS

LOT 3 16,210 SQ. FT. PERMITS

LOT 4 16,210 SQ. FT. PERMITS

LOT 5 16,210 SQ. FT. PERMITS

LOT 6 16,210 SQ. FT. PERMITS

LOT 7 16,210 SQ. FT. PERMITS

LOT 8 16,210 SQ. FT. PERMITS

LOT 9 16,210 SQ. FT. PERMITS

LOT 10 16,210 SQ. FT. PERMITS

LOT 11 16,210 SQ. FT. PERMITS

LOT 12 16,210 SQ. FT. PERMITS

LOT 13 16,210 SQ. FT. PERMITS

LOT 14 16,210 SQ. FT. PERMITS

LOT 15 16,210 SQ. FT. PERMITS

LOT 16 16,210 SQ. FT. PERMITS

EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS

1. ALL OTHERS SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PUBLIC WORKS ACT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE SWTS.
3. THE SWTS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
4. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
5. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
6. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
7. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
8. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
9. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
10. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
11. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
12. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
13. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
14. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
15. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.
16. THE SWTS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE SWTS SUPPLEMENT "A" TO THE NPDES PERMIT FOR THIS TRACT.

Extension of Time Environmental Determination

Project Case Number: TR31130
 Original E.A. Number: 38970
 Extension of Time No.: Fourth
 Original Approval Date: January 27, 2004
 Project Location: North of Whittier Avenue, East of Fairview Avenue, South of Mayberry Avenue, and West of Thacker Drive
 Project Description: Schedule B - subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot.

On January 27, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: May 16, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Elias Marana <maranaconstruction@yahoo.com>
Sent: Wednesday, April 12, 2017 9:49 AM
To: Ortuno, Arturo
Cc: Pam Weatherly
Subject: Fw: 3rd, 4th, 5th EOT TR31130 Recommended Conditions
Attachments: 5th EOT TR31130 COA.pdf

Thanks for catching my spelling error. can you let me know if this is ok.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 12, 2017 9:09 AM, Elias Marana <maranaconstruction@yahoo.com> wrote:

Tract 31130

Good morning Ortuno
Arturo

This is Elias Marana thank you for your time. I looked over your letter and will except all the new conditions to extend my time on track 31130 I accept 50. REQ E HEALTH

DOCUMENTS

accept 50. FINAL ACCESS AND
MAINT

I accept

60. REQ BMP SWPPP
WQMP

accept 60. FINAL WQMP FOR
GRADING

accept 80. WQMP AND
MAINTENANCE

I accept 90. WQMP
REQUIRED

I accept 90. WQMP COMP AND BSN
REG

I have all

ways excepted the conditions of approval each time that I have applied for an extension. I hope this is acceptable. Could you let me know if it is.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 5, 2017 12:12 PM, "Ortuno, Arturo" <AOrtuno@rivco.org> wrote:

Good morning Elias,

My name is Arturo and I will be taking over processing your Extension of Time applications. Based on our records the 3rd, 4th and 5th EOTs were submitted timely ahead of the expiration date but were never approved. The 2nd EOT was approved and extended the expiration date to January 27, 2009 which then various Senate and Assembly Bills extended to January 27, 2016. Due to the Bills extending the application, the 3rd and 4th EOT has been overseen. The recommended conditions below would apply to all pending EOTs and be scheduled to a hearing concurrently. The approval of all EOTs will extend the expiration date to January 27, 2019 which would unfortunately be the last allowable EOT to be issued. I see that you have submitted for a Final Map and I strongly encourage you to work on those

06/07/17
14:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT4 - 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. 29 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. 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)

06/07/17
14:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

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)

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:

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - 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 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)

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

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT4 - 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. 8 EOT4 - WQMP COMP AND BNS REG

RECOMMND

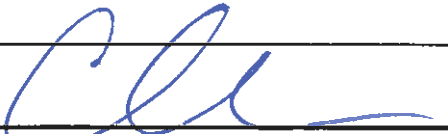
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally,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

1.17

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 30976
SECOND EXTENSION OF TIME
Applicant: Winchester Hills CSI, LLC



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 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access.

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. 30976

BACKGROUND:

Tentative Tract Map No. 30976, along with Specific Plan No. 293 Amendment No. 5 General Plan Amendment No. 1061 Change of Zone No. 7461 Tentative Tract Map No. 30977 and Tentative Tract Map No. 34677, was originally approved at Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on June 16, 2009.

The first Extension of Time was approved at the Planning Commission on November 3, 2015.

The second Extension of Time was received May 17, 2017, ahead of the expiration date of June 16, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 22, 2017.

12

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 May 22, 2017) indicating the acceptance of the six (6) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

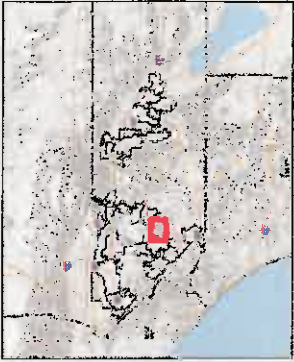
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 16, 2018. If a final map has not been recorded prior this date, a third extension 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. 30976, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR30976


Vicinity Map




- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - 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.



0 5,853 11,705 Feet



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Extension of Time Environmental Determination

Project Case Number: TR30976
 Original E.A. Number: 39462
 Extension of Time No.: Second
 Original Approval Date: June 16, 2009
 Project Location: North of Ano Crest Road, West of Leon Road, and South of Busby Road

Project Description: Schedule A - subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access.

On June 16, 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 24, 2017
 For Charissa Leech, Assistant TLMA Director

Sage Winchester Hills Management, LLC

May 22, 2017

Arturo Ortuño
Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for Second Extension of Time for TR30976

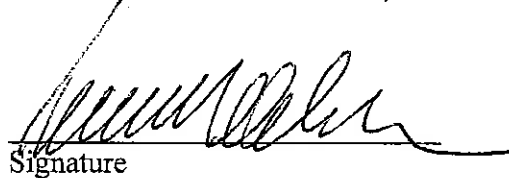
Dear Mr. Ortuño:

I am the applicant for the Extension of Time Case TR30976. I accept the following conditions of approval associated with this Extension of Time request:

- | | |
|----------------------------|---------------------------|
| 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 | |

Thank you,

WINCHESTER HILLS CSI, LLC.



Signature

Laurence M Netherton
Project Manager

05/30/17
11:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 39

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. 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)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 18

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

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11:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 18 EOT2 - REQ BMP SWPPP WQMP (cont.) RECOMMND

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: 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)

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

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. 10

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.

05/30/17
11:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 10 EOT2 - WQMP REQUIRED (cont.)

RECOMMND

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

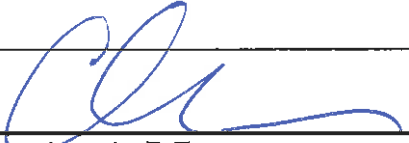
Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally,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

3.1

Agenda Item No.:
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: Wendell Bugtai
Planning Commission: June 21, 2017

ORDINANCE NO. 348.4856
CEQA Exempt
Applicant: County of Riverside



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers. In summary, the revised development standards include the following:

1. Only 1 metal shipping container is allowed on lots greater than one gross acre but less than two gross acres.

A maximum of 2 metal shipping containers is allowed on lots greater than two gross acres but less than five gross acres.

A maximum of 3 metal shipping containers is allowed on lots greater than five gross acres but less than ten gross acres.

A maximum of 5 metal shipping containers is allowed on lots greater than ten gross acres.
2. With an approved plot plan, a property owner may have more metal shipping containers than the maximum amount allowed on the lot.
3. The storage area of a metal shipping container cannot exceed 400 square-feet.
4. The dimensions of a metal shipping container cannot exceed 40-feet (length) x 10-feet (width) x 10-feet (height).
5. The minimum side and rear yard setback is 25 feet for lots 1 gross acre or greater but less than 2 gross acres. The minimum side and rear yard setback for lots 2 gross acres or greater is 50 feet.
6. Metal shipping containers are required to be painted a neutral earth-tone color or color consistent with the principal building or dwelling unit.
7. Metal shipping containers cannot be placed on top of each other (stacking).

Additionally, lots greater than 10 gross acres located in the Light Agriculture (A-1) zone were added to the exception language. As a result, metal shipping containers will be permitted on these lots and they do not need to comply with the provisions of section 18.50.

As a matter of reference, Ordinance 348.4856 was scheduled for Planning Commission on the May 17, 2017 and continued to the June 21, 2017 to address additional comments from Agricultural Commissioner.

BACKGROUND:

Storage containers serve an important purpose by providing secure storage in rural areas throughout the county. Since the inception of Section 18.50 "Metal Shipping Containers" in 2008, the Planning Department has seen the positive and negative impacts of the ordinance in its current form. This amendment serves to address these impacts in a variety of refined changes which focus on the restrictions of private property owners within rural areas along with addressing the agricultural limitations not addressed by the previous ordinance language. This ordinance amendment should provide tangible immediate benefits to rural residents and agricultural property owners throughout Riverside County.

RECOMMENDATIONS:

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

FIND ORDINANCE NO. 348.4856 exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303 based on the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4856, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The proposed amendment revises Section 18.50 of Ordinance No. 348.
3. The standards are designed to enhance the aesthetic appearance of the community, preserve property values and protect health, safety and welfare.
4. The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot.

The ordinance amendment sets forth development standards that limit the number of shipping containers on a lot, require them to be consistent in color with the principal building or dwelling unit, require additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply.

Additionally, Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” With compliance with the amendment’s development standards, it can be seen with certainty that there is no possibility that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Ordinance and with all elements of the Riverside County General Plan.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

1 placement of metal shipping containers has been approved as part of an
2 approved plot plan, conditional use permit or public use permit.

3 4. Except as otherwise provided in subsections B.3 and B.5. of section 18.50,
4 the placement of metal shipping containers shall be allowed in all zones as
5 an accessory use subject to the following development standards:

- 6 a. No more than one metal shipping container is allowed on lots 1
7 gross acre or greater but less than 2 gross acres.
- 8 b. No more than two metal shipping containers are allowed on lots 2
9 gross acres or greater but less than 5 gross acres.
- 10 c. No more than three metal shipping containers are allowed on lots 5
11 gross acres or greater but less than 10 gross acres.
- 12 d. No more than five metal shipping containers are allowed on lots 10
13 gross acres or greater.
- 14 e. The size of a metal shipping container shall not exceed 40-feet
15 (length) by 10-feet (width) by 10-feet (height) and the storage area
16 shall not exceed four hundred square feet (400').
- 17 f. No metal shipping container shall be placed on the top of another
18 metal shipping container.
- 19 g. A principal building or dwelling unit shall be located on the lot.
- 20 h. Placement shall be to the rear of the principal building or dwelling
21 unit on the rear half of the lot.
- 22 i. Metal shipping containers shall be painted a neutral earth-tone color
23 or a color consistent with the principal building or dwelling unit.
- 24 j. The minimum side and rear setback shall be 25 feet for lots 1 gross
25 acre or greater but less than 2 gross acres.
- 26 k. The minimum side and rear setback shall be 50 feet for lots 2 gross
27 acres or greater.

1 l. Metal shipping containers shall be fully screened by an opaque
2 fence or fast growing landscaping.

3 m. Metal shipping containers shall not be located within an area that
4 includes sensitive habitat, biological resources or historical
5 resources.

6 5. The quantity of metal shipping containers may exceed the amount set forth
7 in subsection B.4. of section 18.50 provided a plot plan has been approved
8 pursuant to the provisions of Section 18.30 of this ordinance or the
9 placement of metal shipping containers has been approved as part of an
10 approved plot plan, conditional use permit or public use permit.

11 C. EXCEPTION. The provisions of this section shall not apply in the A-2, A-P or A-
12 D zones or to lots 10 gross acres or greater located in the A-1 zone, and the placement of
13 metal shipping containers shall be permitted in these zones and on these lots in the A-1
14 zone.”

15 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
16 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
17 other provisions of this ordinance which can be given effect without the invalid provision or application,
18 and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 3. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
May __, 2017

By: _____
Michelle P. Clack
Supervising Deputy County Counsel

NOTICE OF EXEMPTION

Reasons why project is exempt: The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (new construction or conversion of small structures) and State CEQA Guidelines section 15061(b)(3)(Common Sense Exemption). Section 15303 provides accessory garages and carports as examples of this exemption. Shipping containers are similar to garages and carports in that all these accessory uses are for the storage of such items as materials, equipment or vehicles. Additionally, garages and carports are accessory to the principal use on the lot. Shipping containers are also accessory to the principal use on the lot. The ordinance amendment sets forth development standards that limits the number of shipping containers, requires them to be consistent in color with the principal building or dwelling unit, requires additional screening with fencing or landscaping, and not to be placed within sensitive habitat or impact biological resources. With these development standards, none of the exceptions under State CEQA Guidelines section 15300.2 apply. Additionally, Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." With compliance with the amendment's development standards, it can be seen with certainty that there is no possibility that Ordinance No. 348.4856 may have a significant direct, indirect, or cumulative physical effect on the environment.

Wendell Bugtai _____ 951-955-2459 _____
County Contact Person *Phone Number*

Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

-FREE POSTING per Ca. Govt. Code 6103 and 27383

FOR COUNTY CLERK'S USE ONLY

Revised: 05/31/2017: Y:\Planning Case Files-Riverside office\CZ07938\CZ07938 - Ord. 348.4856 - Notice of Exemption.docx

NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 348.4856 and CHANGE OF ZONE NO. 7938 – California Environmental Quality Act (CEQA) Exempt – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4856 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend Section 18.50 related to metal shipping containers in the County's unincorporated area. The amendment makes modifications to the development standards related to the placement of metal shipping containers including lot size minimums, maximum container size, setback requirements, color and screening for the metal shipping containers. The amendment also requires a plot plan for the placement of shipping containers on parcels less than five gross acres in the C/V, WC-W, WC-WE, WC-E, and WC-R zones. Additionally, the amendment includes the Light Agriculture (A-1) Zone as an exception to the Section 18.50 requirements. The associated Change of Zone No. 7983 is used by the Planning Department to track the amendment to Ordinance No. 348.

The Riverside County Planning Department has determined that the above-described ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: May 17, 2017
HEARING BODY: RIVERSIDE COUNTY PLANNING COMMISSION
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact the Project Planner, Wendell Bugtai, at 951-955-2459 or e-mail wbugtai@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Information related to this project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project.

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lerron St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. John Hildebrand, Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1021RG17
Related File No.: Ordinance Nos. 348.4856 and 348.4857 (Zoning Ordinance
Amendments)
APN: Countywide

Dear Mr. Hildebrand:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2011-02, staff reviewed Riverside County Ordinance Nos. 348.4856 and 348.4857 (Zoning Ordinance Amendments), which propose to establish minimum development standards for the placement of metal shipping containers and unattended donation bins, respectively, within unincorporated Riverside County.

As ALUC Director, I hereby find the above-referenced projects **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

Attachments: Proposed Ordinance Amendments

Y:\AIRPORT CASE FILES\Regional\ZAP1021RG17\ZAP1021RG17.LTR.doc

Agenda Item No.: 4 . 1
Area Plan: Mead Valley
ZoningArea: North Perris
Supervisorial District: First
Project Planner: Dionne Harris
Planning Commission: June 21, 2017

CHANGE OF ZONE NO. 7917
CONDITIONAL USE PERMIT NO. 3370R1
Environmental Assessment No. 42901
Applicant: Ali Mazarei
Engineer/Representative: Ali Mazarei



Charissa Leach P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7917 proposes to change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The proposed project's Conditional Use Permit No. 3370R1 and the Change in Zoning Classification to Scenic Highway Commercial Zone (C-P-S) are based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. Liquor stores are not allowed under the existing zoning classification.

CONDITIONAL USE PERMIT NO. 3370R1 proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) for a new liquor store within an existing tenant space within the 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Sharing a wall with the liquor store is an existing, permitted convenience store (with beer and wine sales) within the travelers center which also includes an existing, permitted gas station, oil center, full service carwash, a 1,600-square-foot quick service restaurant (no drive thru). The site also includes an existing, permitted souvenir shop, patio area, 21 truck/RV parking spaces, weigh station, and two free standing drive-thru restaurants with one free standing restaurant. The proposed project currently exists on two parcels. The Project will be conditioned to have a parcel merger, pursuant to Ord. No. 460 to form one parcel.

The project site is located on the southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 Freeway within the Mead Valley Area Plan.

ISSUES OF POTENTIAL CONCERN:

March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, ("Compatibility Zone C2")

The project site is located within the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. As a result, this project is required to be reviewed by the Airport Land Use Commission ("ALUC"). File No. ZAP1264MA17 was submitted to the ALUC for review in May 4, 2017. The ALUC made a determination that the project site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The project, CZ7917 (Change of Zone), a proposal to change the zoning classification of 11.5 acres (to wit, Assessor's Parcel Numbers 317-110-034 and 317-110-035) located at 23261 Cajalco Expressway (on the southwesterly corner of Cajalco Expressway and Harvill Avenue) from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and CUP03370R1 (Revision No. 1 to Conditional Use Permit No. 3370), a proposal to utilize an

approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed. Based upon the location of the project site and its relative distance to the airport, no restrictions are imposed upon the site or the site's use and the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

BACKGROUND:

Conditional Use Permit No. 3370 was approved on July 1, 2003, and permitted the ABC license of Type 20 (off-sale of beer and wine) in the convenience store of the AM/PM Gas Station. The new Burning Leaf tenant space with a separate entry and exit, requests to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) liquor store with the revision to the Conditional Use Permit No. 3370. The Change of Zone No. 7917 is being requested because the Manufacturing - Service Commercial (M-SC) Zone Classification, in accordance with Ordinance No. 348 Sections 11.2 and 18.48, does not currently allow the sale of beer, wine, or distilled spirits for off-premises consumption.

CONDITIONAL USE PERMIT NO. 3370, which was the original CUP application for the existing multi-use travelers center, permitted 52 truck parking spaces, a weigh station, truck (diesel) fuel station, auto gas station, drive thru-restaurant, auto lube & oil center with carwash, restaurant and a 14,500 -square-foot building that includes a convenience store (including ABC license Type 20), trucker's shop, quick serve restaurant (drive-thru), trucker's services (shower, laundry, restrooms) and a patio area. CUP No. 3370 was approved in July of 2003 with a Mitigated Negative Declaration for Environmental Assessment No. 38638.

CONDITIONAL USE PERMIT NO. 3370S1 (Substantial Conformance No.1) proposed minor modifications to the car wash and lube and oil facility locations, a modification to building A, a modification to the landscape median, and the relocation of a canopy at Harvill and Cajalco Expressway in Perris, CA. This CUP application was approved in August of 2003.

CONDITIONAL USE PERMIT NO. 3370S2 (Substantial Conformance No.2), proposed relocation of the carwash building, lube station, AM/PM building and gas station canopy. This CUP application was approved in September of 2004.

CONDITIONAL USE PERMIT NO. 3370S3 (Substantial Conformance No.3), proposed minor modifications to elevations, required parking spaces, landscape fingers, trash enclosure and a trellis. This CUP application was approved in December of 2006.

CONDITIONAL USE PERMIT NO. 3370S4 (Substantial Conformance No.4), proposed modifying the landscape turn around and providing artificial turf, relocating the weigh station, adding three (3) flag poles, adding lighting to High Intensity Discharge (HID) lighting for security camera purposes, and changing the light poles located by the landscape turn around to four foot light bollards. This CUP application was approved in June of 2007.

CONDITIONAL USE PERMIT NO. 3370S5 (Substantial Conformance No.5), proposed to eliminating one space, add 12 parking spaces and remove planter area from AM/PM Building. This CUP application was approved in July of 2009.

CONDITIONAL USE PERMIT NO. 3370S6 (Substantial Conformance No.6), proposed adding a Natural Gas Fueling station (for Clean Energy) in the existing Arco Travel Center, a convenience store, a lube station, a carwash, and a U-Haul rental facility. The natural gas fueling station was proposed to include

Liquefied Natural Gas (LNG) and Compressed Natural Gas (CNG) fueling stations as alternative fuel options for fleet service vehicles. The facility was also proposed to include: two (2) 18,000 gallon 45-foot-high above ground LNG storage tanks, four (4) CNG Compressor skids, three (3) CNG storage vessels, and four (4) Dispenser Islands with canopies. This CUP application was approved in November of 2014.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail. |
| 2. Surrounding General Plan Land Use (Ex. #5): | North: Commercial Retail (CR) and Commercial Office(CO) South: Light Industrial(LI) West: Light Industrial(LI) East: Light Industrial(LI) |
| 3. Existing Zoning (Ex. #2): | M-SC (Manufacturing-Service Commercial) |
| 4. Surrounding Zoning (Ex. #2): | North: C-P-S (Scenic Highway Commercial) East: M-SC (Manufacturing-Service Commercial) West: C-O (Commercial Office) South: M-SC (Manufacturing-Service Commercial) |
| 5. Existing Land Use (Ex. #1): | Travelers Center and AM/PM Gas Station |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the east and west, gas station to the northeast, an existing sheet metal factory, industrial warehouse and office building are to the south. |
| 7. Project Data: | Total Acreage: 11.5 acres |
| 8. Environmental Concerns: | Intent to Adopt Negative Declaration |

RECOMMENDATIONS:

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42901**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7917, amending the zoning classification for the subject property from Manufacturing-Service Commercial to Scenic Highway Commercial, as shown on Exhibit 3 hereto, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3370 REVISION NO.1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The General Plan Land use designation of the project site is Community Development: Commercial Retail (CD: CR), which has a 0.20-0.35 Floor Area Ratio per the Mead Valley Community Area Plan. The Floor Area Ratio for the existing and proposed use is 2.31%, which is consistent with the applicable Floor Area Ratio requirements.
2. The Community Development: Commercial Retail General Plan Land Use Designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed project is proposing a liquor store with Type 21 off-sale of beer, wine and distilled spirits alcohol license in an existing building.
3. The Zoning Classification for the project is currently Manufacturing-Service Commercial (M-SC), but liquor stores are not permitted in that zone. Pursuant to Ordinance No. 348, the project also proposes a change of zone to Scenic Highway Commercial (C-P-S). The proposed use, a liquor store with off-sales of beer, wine and distilled spirits sold in an existing building having a separate entrance and separate point of sale from the existing convenience store with on-site sales of fuel, is permitted in the proposed zoning Scenic Highway Commercial Zone (C-P-S), based on Ordinance No. 348, Section 9.50. B.24 which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zone provided a Conditional Use Permit has been granted.
4. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 - a. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the C-P-S zoning classification, a change of zone for which is being concurrently processed.
 - b. There are no schools, public parks or playgrounds located within 1,000 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park or playground.
 - c. According to the Alcohol and Beverage Control Department (ABC), Census Tract 420.10 allows three (3) licenses for the sale of alcohol, and there are two (2) existing. The proposed project would be the third allowed in the Census Tract, thus a finding for Public Convenience and Necessity (PC&N) is not required.
5. The proposed use, a liquor store with off-sales of beer, wine and distilled spirits with a separate entrance from and separate point of sale from the existing convenience store that has beer and wine and motor vehicle fuel sales, is consistent with the development standards set forth in the Scenic Highway Commercial zone (C-P-S). Pursuant to Zoning Ordinance No. 348, Section 9.53, this project meets the following Scenic Highway Commercial development standards:
 - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Here, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.
 - b. There are no setback requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Here, the building is 27' 3" feet high, and is not in a specific plan, so no setback requirements apply.

- c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. Because the building in which the alcohol sales will take place is only 27' 3" feet high, the project complies with this requirement.
 - d. Outlined in Section 9.53, Subsection D, of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The parking standards for liquor stores requires one (1) parking space per every 200 square feet of the gross floor area. The liquor store is 885 square feet and has five (5) parking spaces and one (1) handicap parking space. The proposed use provides the required parking spaces for the tenant space.
 - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by the Section 9.4, E of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.
6. The General Plan Land Use Designations on the surrounding properties are: Community Development: Commercial Retail (CD: CR) (CD: CR) (0.20-0.35 FAR) to the north and Community Development: Light Industrial (CD: LI) (0.20-0.60 FAR), Community Development: Commercial Office (CD: CO) (0.20-1.0 FAR) to the east, Community Development: Light Industrial (CD: LI) (0.20-0.60 FAR) to the south and west.
 7. The project site is surrounded by properties what have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to west and south, Commercial Office (C-O) to the east and Scenic Highway Commercial (C-P-S) to north.
 8. The land uses on parcels to the east and west are vacant, to the northeast of the property there is an existing gas station, an existing sheet metal factory, industrial warehouse and office building are to the south.
 9. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.
 10. This project is within the City Sphere of Influence of City of Perris. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. The project was transmitted to the City of Perris on September 7, 2016. They have not issued any comments.
 11. The proposed project has been determined to appropriate for review under the California Environmental Quality Act (CEQA) by way of a Negative Declaration pursuant to State CEQA Guidelines section 15070(a) because there is no substantial evidence, that the project may have a significant effect on the environment. Environmental Assessment No. 42901 concluded that no significant impacts have been identified and that no mitigation is required.
 12. The project scope involves the conversion of an existing tenant space from a cigar shop (Smoke'em Cigar Shop) that has been in operations for two years, to a liquor store with a Type 21 ABC license (off-sale of beer, wine and distilled spirits). No grading, new construction or other

expansion is being proposed. The Change of Zone to Scenic Highway Commercial (C-P-S) from Manufacturing - Service Commercial (M-SC) is consistent with the General Plan and the Commercial Center Overlay by the project meeting the community center guidelines of having superior architectural and site design elements. The travelers center acts as major hub to the 215 interstate, bringing the industrial, commercial and office uses to one center.

13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. On May 23, 2006, the payment of the SKRHCP Mitigation Fee for the original Conditional Use Permit No. Project was paid. 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.
14. In accordance with AB52, a request for notification was sent to the Ramona Band of Cahuilla, Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, Cahuilla Band of Indians and Colorado River Indian Tribes on December 8, 2016. Pursuant to Public Resources Code section 21080.3.1(d), consultation is required under AB52 if the County receives a response from a notified tribe within 30 days. As of January 8, 2017, no response had been received from the tribes.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed zoning of Scenic Highway Commercial (C-P-S) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault hazard study zone.
 - b. A General Plan hazardous fire area.

- c. A California gnatcatcher, Quino checkerspot butterfly, or a Delhi sands flower-loving fly area.
 - d. A recreation and park district.
 - e. A 100-year flood plain or dam inundation area.

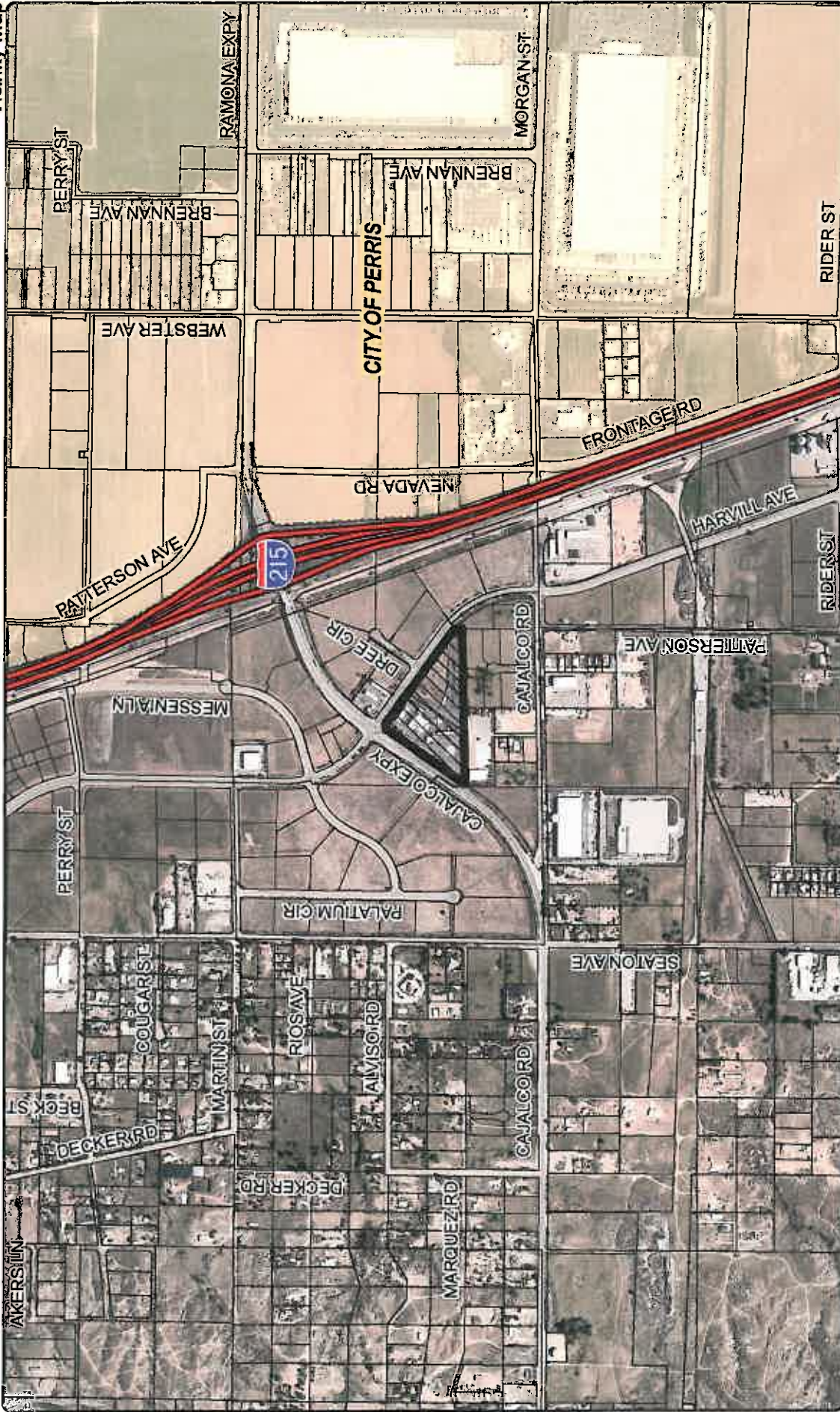
- 3. The project site is located within:
 - a. The City of Perris sphere of influence.
 - b. A Stephens's kangaroo rat fee area.
 - c. The Val Verde Unified School District.
 - d. The Perris Valley Area Drainage Plan (ADP).

- 4. The subject site is currently designated as Assessor's Parcel Numbers 317-110- 034 and 317-110-035.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07917 CUP03756
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 10/04/2016
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



NOT A MAP. On October 7, 2003, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use than is provided for in the existing zoning. For further information, please contact the Riverside County Planning Department at (951) 962-9277. (Riverside County) at 10/04/2016 10:04:00 AM.

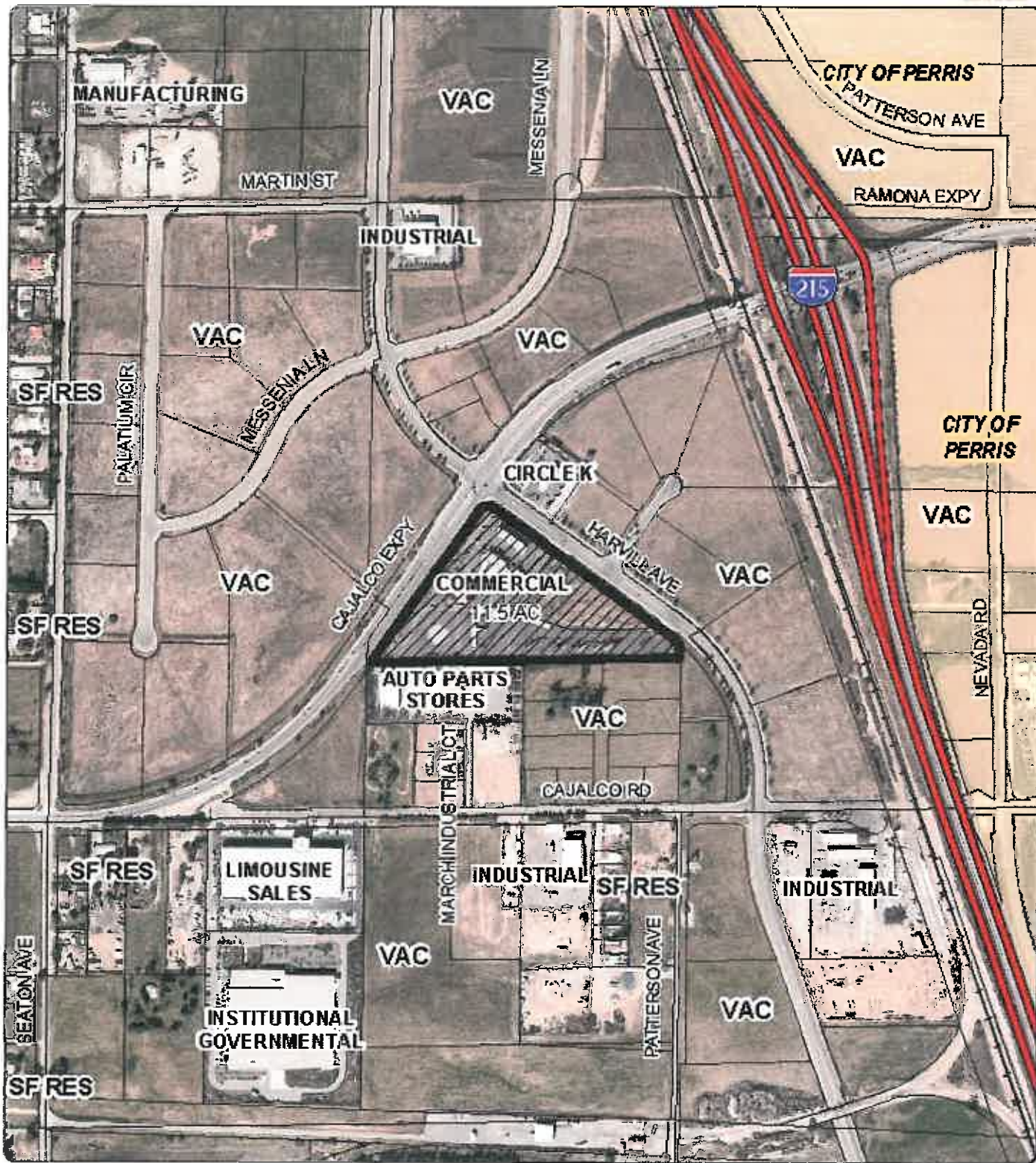
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07917 CUP03756

Supervisor: Jeffries
District 1

Date Drawn: 10/04/2016
Exhibit 1

LAND USE



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing a land use designator map covering Riverside County. The new General Plan may cause differences in land use designations for water conservation, performance standards, and other uses of the Riverside County Planning Department offices in Riverside. (91) 03-220 Riverside County and Planning Department (909) 941-4277 (Riverside County) or visit <http://www.riversidecounty.net>

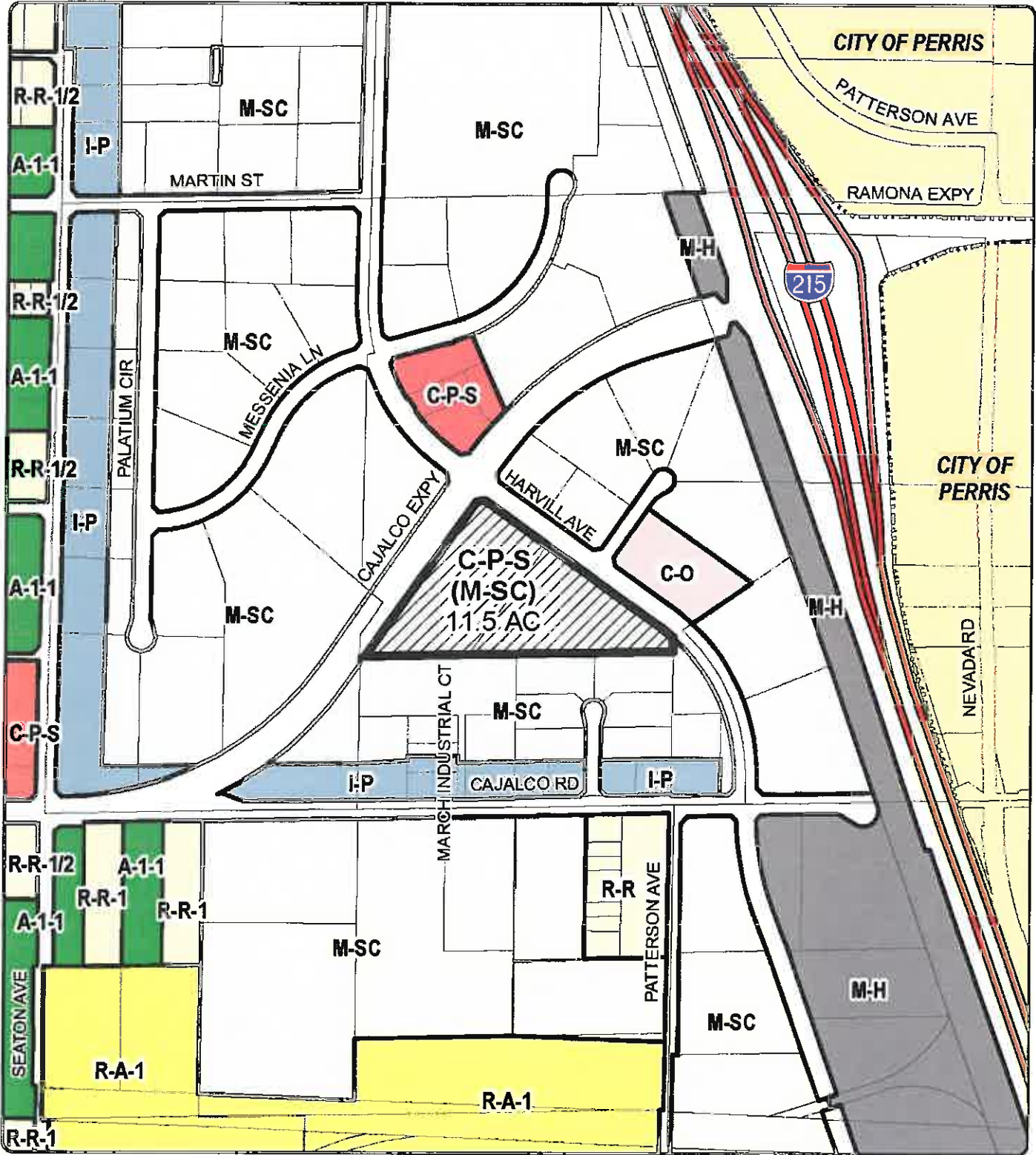
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07917 CUP03756

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 10/04/2016
Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen



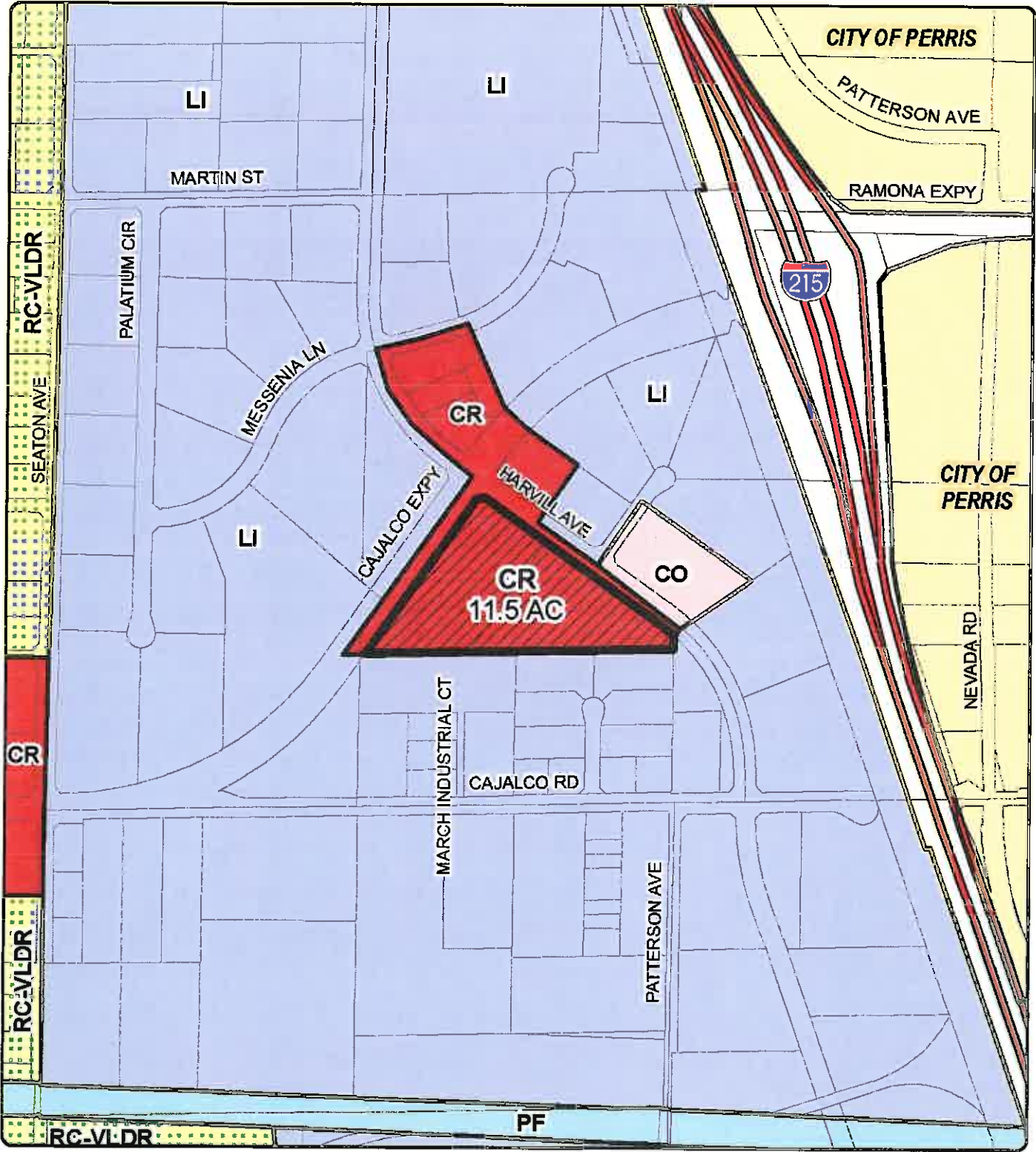
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.ctdhsa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07917 CUP03756
EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 10/04/2016
Exhibit 5

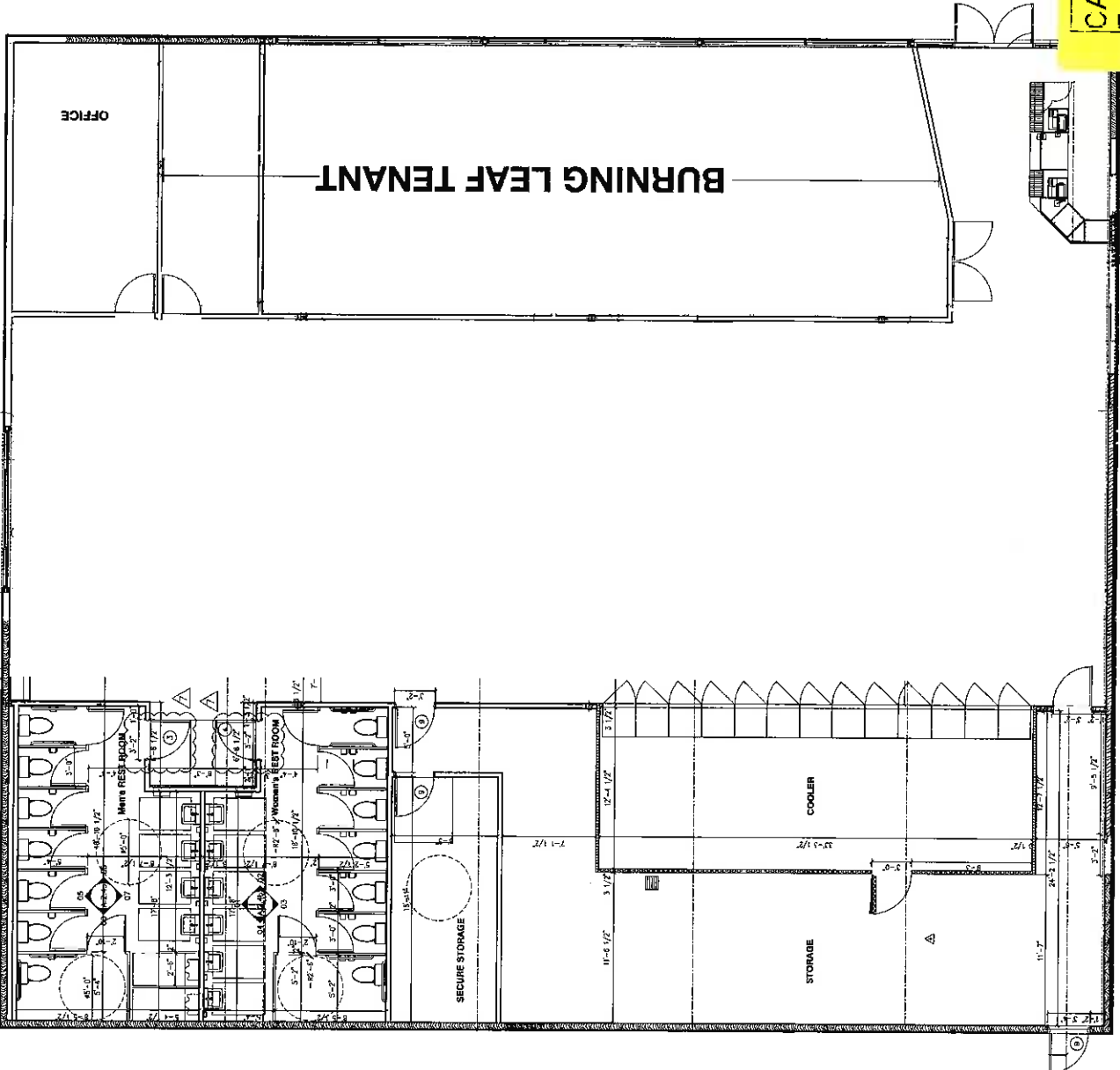


Zoning Area: North Perris

Author: Vinnie Nguyen



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CASE: CUP03756 (Floorplan)
Exhibit C
Dated 6/10/16
Planner: D. Harris



DOFO
A.1.1b

BUILDING # 1
FLOOR PLAN

DATE: 11.17.15
PROJECT NO: E7F5403

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 11.17.15

22281 CALIFORNIA HWY.
8 MARLBOROUGH
PO BOX 10000

NEW BUILD (STICK)
3000 SERIES AM/PM
CENTER CASHIER
TO GO DELI



| NO. | DATE | REVISION DESCRIPTION |
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| 3 | | ISSUED FOR PERMITS |
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| 30 | | ISSUED FOR PERMITS |

WESTERN STATES
Engineering & Construction, Inc.
233 N. MAIN ST.
ORANGE, CA 92668
714.769.2000
WWW.WESTSTATES.COM
A TRUCKYARD, INC.



ARCO
AMERICAN OIL COMPANY, L.L.C.
10000 WEST 100TH AVENUE
GRAND CENTRAL STATION
DENVER, CO 80231

NORTH PERRIS AREA
SEC. 12, T.4S., R.4W., S.B.M.



LEGEND:

C-P-S SCENIC HIGHWAY COMMERCIAL

MAP No. _____

CHANGE OF OFFICIAL ZONING PLAN
EDGEMONT-SUNNYMEAD DISTRICT

CHANGE OF ZONE CASE NO. 7917
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. _____
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE 1" = 100'



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42901

Project Case Type (s) and Number(s): Conditional Use Permit No. 3370R1 and Change of Zone No. 7917

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Dionne Harris

Telephone Number: 951-955-6836

Applicant's Name: Riverside County Travel Zone

Applicant's Address: 23261 Cajalco Expressway, Perris CA 92570

I. PROJECT INFORMATION

Project Description:

A. CHANGE OF ZONE NO. 7917 proposes to change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The proposed projects: Conditional Use Permit No. 3370R1 and the Change in Zoning Classification to Scenic Highway Commercial Zone (C-P-S) is based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. Liquor stores are not allowed under the existing zoning classification.

B. CONDITIONAL USE PERMIT NO. 3370R1 proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) for a new liquor store within an existing tenant space within the 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales. Attached to the liquor store is an existing convenience store (with beer and wine sales) within the travelers center which also includes an existing gas station, oil center, full service carwash, a 1,600-square-foot quick service restaurant (no drive thru). The site also includes a souvenir shop, patio area, 21 truck/RV parking spaces, weigh station, and two free standing drive-thru restaurants with one free standing restaurant. The proposed project exist on two parcels. The lines of the parcels divides the project. Project will be conditioned to have a parcel merger with the two parcel, pursuant to Ord. No. 460, to accomplish consistency with the project.

II.

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

B. Total Project Area: 11.5 Gross Acres

| | | | |
|-------------------------------|------------------|-----------------------------------|--|
| Residential Acres: N/A | Lots: N/A | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: 11.5 | Lots: 1 | Sq. Ft. of Bldg. Area: | Est. No. of Employees: 10 |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: N/A | | | |

C. Assessor's Parcel No(s): 317-110-034 and 317-110-035

Street References: Southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 Freeway.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Section 12, and Range 4 West

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Mead Valley Redevelopment Area on the outskirts of the City of Perris. Existing commercial retail gas station to the north, recycling center to the south and vacant land to the east and west.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site having two driveway accesses from Cajalco Expressway and Harvill Avenue and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area but does not propose structures to be occupied by humans. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** There will be no site disturbance for this project, the site has been primarily developed. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** Implementation of the project does not entail any displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan 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 facility satisfies all applicable Healthy Community policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail

E. Overlay(s), if any: Community Center Overlay

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

G. Adjacent and Surrounding: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Commercial Office (CD: CO) (0.35 – 1.0 FAR) to the north. The properties to the east, west and south are Community Development: Light Industrial (CD: LI) (0.35 – 0.60 FAR).

1. Area Plan(s): Mead Valley

2. Foundation Component(s): Community Development

3. Land Use Designation(s): Commercial Retail and Commercial Office to the north and Light Industrial to the south, west and east.

4. Overlay(s), if any: Community Center Overlay

5. Policy Area(s), if any: N/A

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: Manufacturing-Service Commercial

J. Proposed Zoning, if any: Scenic Highway Commercial

IV. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Scenic Highway Commercial and Commercial Office

V. 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 | |

VI. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

8/19/16

Date

Dionne Harris, Urban Planner

Printed Name

For Charissa Leach Assistant TLMA Director

VII. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a-b) The project is not located within a Scenic Highway Corridor. The project site is already largely built out and merely changes the use of an existing building. There are no scenic resources onsite, nor will changing an existing building's use to a liquor store damage resources or unique landmarks, 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. The site has been relatively redevelopment with commercial and manufacturing uses. The project site is located approximately 1/4 mile west of the I-215 freeway and directly off of Cajalco Expressway. There is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No mitigation required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Mt. Palomar Observatory | | | | |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

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

a). According to RCLIS (GIS Database), the project site is located approximately 40.11 miles from the Mt. Palomar Observatory. The project is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be less than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project is located within Zone B of County Ordinance No. 655 and is subject to outdoor lighting restrictions (10.PLANNING.3). This is a standard condition of approval and is not considered unique mitigation under CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <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: On-site Inspection, Project Application Description

Findings of Fact:

- a). The operation of the proposed project will add no new lighting sources, existing lighting shall be hooded and directed no further than property boundaries as required by COA 10.PLANNING.27. The project will have no impact.
- b). The proposed project will not add any new lighting sources and will therefore not expose residential property to unacceptable light levels. The project will have no impact.

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 | <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 |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | | | | |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a). As indicated through the utilization of RCLIS (GIS Database), the project site has a farmland designation of Farmland of Local Importance, Urban-Built Up Land, and Other Lands. Therefore, the project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the site is built-out, and there are no agricultural uses onsite. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Manufacturing-Service Commercial (M-SC) to the east and south, Scenic Highway Commercial (C-P-S) to the north and Commercial Office (CO) to the west. Existing uses within close vicinity of the site consist of an existing commercial business to the immediate north of the site and recycling center and office uses to the south. The closest property is located across the street approximately 100 feet or 0.02 miles to the west of the project site. The closest agriculturally zoned property is located approximately 2,251.49 feet or 0.43 miles to the south as determined through RCLIS (GIS Database), and a liquor store added to an existing traveler's center will not conflict with that adjacent agricultural zoning. In addition, the closest Agricultural Preserve (Perris Valley 3) is located 1.94 miles to the southwest of the project site, too far to be affected by the project. The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The impact will be less than significant.

c). As previously addressed, the project site is surrounded by existing commercial business to the north and south, vacant property to the east and west. The closest agriculturally zoned property is located approximately 2,251.49 feet or 0.43 miles to the south as determined through RCLIS (GIS Database). The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The impact will be less than significant.

d). The project site is not located within an agricultural preserve, does not have a farmland designation of prime farmland, unique farmland, or farmland of statewide importance, and is not located within close vicinity to property which has an agricultural zoning classification. The project will not involve in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project will have a less than significant impact.

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 |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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 "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 proposed project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.
- b). The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c). For the reasons above, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which | <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 |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| exceed quantitative thresholds for ozone precursors)? | | | | |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Technical Report, Riverside County Travel Zone, Riverside County, California, dated August 9, 2002, prepared by Glenn T. Reed.

Findings of Fact:

- a) Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project has been built-out. The RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The project will have a less than significant impact.
- b) Air quality impacts occurred during site preparation, including grading and equipment exhaust during the time of construction for the previous approved Conditional Use Permit No. 3370. During the time of construction, major sources of fugitive dust were a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust was an initial concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. The short-term construction related impacts during the previously approved project's construction were reduced below a level of significance by dust control measures implemented during grading (COA 10.BSGRADE.5) and also, (COA 80.Planning) to require a permit through SCAQMD. The project will have a less than significant impact.
- c) The project will not 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. The project will have a less than significant impact.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding

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

land uses include manufacturing and commercial, which are not considered a sensitive receptors, therefore, the project will not expose sensitive receptors to project substantial point source emissions. There are no sensitive receptors located within 1 miles of the project site that would be exposed to substantial point source emissions. The project will have a less than significant impact.

- e) The proposed liquor store use are not sensitive receptors and the project is not located in the vicinity of a substantial point source of emissions. The existing project has no potential to emit significant quantities of toxic air pollutants, because the project is built-out. Facilities must have independent review under SCAQMD rules and regulations and must demonstrate that it will not cause or emit quantities of toxic emissions that could cause significant public health risk. The existing project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant. A carbon monoxide (CO) hotspot analysis was conducted for the three most-impacted intersections by the project and none of the locations exceeded the one-hour or eight-hour CO air quality standards. The project will have a less than significant impact.
- f) During construction, of the existing project operations had diesel odors associated with equipment and materials. None of these odors were permanent, nor were they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, there were no significant odor impacts that resulted from implementing the existing project. The project will have a less than significant impact.

The impact forecast presented above concludes that construction and the existing operation of the project will not result in any potentially significant impacts to air quality. The previously approve Conditional Use Permit No. 3370 implemented the following standard mitigation measures: a) used appropriate emission control devices on gasoline and diesel construction equipment and maintain construction equipment engines by keeping them tuned, b) used sufficient equipment at the site to carry out dust-control measures in all areas covered by the contract work (not just the immediate area of construction), and c) the existing project submitted a plan to control fugitive dust using the measures outlined above and through implementation of other reasonably available dust control measures. Due to these already implemented standard requirements, the impacts on air quality will be 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)?

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

Source: GIS database, WRCMSHCP, On-site Inspection, and Chambers Group, Inc (PDB No. 2194)

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. According to PDB2194 field assessment of the 11.5 acre site, it was observed that the vegetation on site consists mostly of non-native grasses with the presence of some coastal sage scrub species characteristic of a highly disturbed coastal sage scrub community. Therefore, the impact is considered less than significant.

b) No threatened or endangered species were observed on the site, and given the site's disturbance there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat. In addition, the project site is located within long-term Stephens' kangaroo rat (SKR) Habitat Conservation Plan and SKR Mitigation Fee Area as designated by the Riverside County Habitat Conservation Agency. On May 23, 2006, the payment of the SKRHCP Mitigation Fee for the original Conditional Use Permit No. Project was paid. 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. Therefore, the impact is considered less than significant.

c) The project site is not located within a WRCMSHCP Criteria Area or cell. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified

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

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. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) The existing project will not 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.

f) The existing project will not 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) The existing project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The project site has been previously rough graded, as such, the proposed project will not alter or destroy a known historic site nor cause a substantial adverse change in the significance of a historical resource. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The proposed project will not result in any new significant environmental impacts not identified in EA38638, nor will it substantially increase the severity of the environmental impacts identified in EA38638. There have been no newly discovered historic sites or resources at the project site. Therefore, the project will have 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 |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 9. Archaeological Resources | | | | |
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) This area has been completely disturbed. Therefore, that there are no ground-disturbing activities associated with the project. The project is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.
- b) Due to the previous disturbances of the site, this project will have no impactful change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) Due to the previous disturbances of the site, no human remains can remain on the project site.
- d) . In accordance with AB52, a request for notification was sent to the Pechanga Band of Luiseño Indians, on December 8, 2016, the Native American tribe which had requested notification for the project area (PRC 21080.3.1). Pursuant to Public Resources Code section 21080.3.1(b), a tribe then has 30 days to request formal consultation. As of January 8, 2017, no response was received from Pechanga. Accordingly, the project will have no impact.
- e) No religious or sacred uses are known to occur at the project site so no restriction of religious or sacred activities can result from project implementation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. Paleontological Resources | | | | |
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

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

a) According to General Plan, this site has been mapped as having a high potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a high potential for containing significant paleontological resources subject to adverse impacts. This is a previously disturbed site and there's no excavation or grading associated with the project that is likely to encounter any buried resources. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) Potential impacts to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The proposed project is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, | <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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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. According to RCLIS (GIS Database), the project site is located within an area of moderate, yet inactive liquefaction area. The project will be required to comply with California Building Code (CBC) requirements pertaining to the proposed development. Through compliance with CBC requirements, the impact will be reduced to a level of less than significant. Since CBC regulations are required for all proposed development, it is not considered a unique mitigation measure under CEQA. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. Through the use of Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will prevent any potential impacts from rising above a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is flat and has been developed. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor result in on-or off-site landslide, lateral spreading, collapse or rockfall hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a). The project site is flat and has been developed. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor potentially result in ground subsidence. Compliance with the Riverside County UBC construction requirements would ensure the protection of structures pertaining to development will prevent any potential impacts from rising above a level of less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 38368 (EA38368), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is previously built-out and will not change to the existing topography or ground surface relief features on the subject site. The impact is considered less than significant.

b) The project has not cut or filled slopes greater than 2:1 or higher than 10 feet. The impact is considered less than significant.

c) The project has been built-out and will not result in grading that affects or negates subsurface sewage disposal systems. The impact is considered 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 |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 18. Soils | | | | |
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) Potential impacts to Soils were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The entire site is covered in asphaltic concrete paving. There will be no impact related to soil erosion.

b) The existing facility will not result in substantial soil erosion or the loss of topsoil during grading activities. The project site is located within soils that are in the Hanford-Tujunga-Greenfield association characterized by very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam, on alluvial fans and flood plains. The shrink swell potential for this soil type is low. The soil would not become unstable as a result of the project, nor potentially result in ground subsidence. The project is primarily developed. The project will have a less than significant impact.

c) The project is primarily developed and will not require the installation of new sewers and septic systems. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 19. Erosion | | | | |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-b) Potential impacts to erosion were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigated Negative Declaration on July 1, 2003. The existing project involved grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, were followed during construction. These practices kept substantial amounts of soil material from eroding from the project site and prevented deposition within receiving waters located downstream. The project site is built-out and no construction is associated with the project. Therefore, the project will have no impact.

b) The on-site erosion will not increase due to the site being developed. However, BMPs were implemented for maintaining water quality and reducing erosion. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <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:

a) Potential impacts to Wind Erosion and Blowsand were studied in Environmental Assessment No. 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. As indicated on Figure S-8 "Wind Erosion Susceptibility Map", the site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads, a requirement which is fully addressed by compliance the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 21. Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Project application materials

Findings of Fact:

a) The project proposes to utilize an existing building as the Liquor store that is attached to the convenience market and gas station in conjunction with an existing office. Therefore, with no construction, greenhouse gas emissions generated from a construction phase should be none to minimal. Possible greenhouse gas producing elements of the proposed use will include onsite vehicle idling, customers driving to the site to buy liquor, employees driving to the site, the delivery of fuel and market deliveries to the site. Based on the County's 3,000 MT screening threshold, these elements will produce less than significant amounts of additional greenhouse gasses. The proposed project is already built-out and there would be neither direct nor indirect impacts under CEQA. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and therefore a less than significant impact is anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

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

a-b) The project proposes to utilize an existing building as a liquor store. The previous project has examined all possible hazardous impacts and implemented standard conditions of approval (10.E Heath.1) to maintain CEQA processes. Therefore, the impact will be less than significant.

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

d). According to RCLIS, the project site is not located within a quarter mile of an existing or proposed school. The closest public school is Columbia Elementary School (21350 Rider Street, Perris, CA 92570) which is located approximately 2.5 miles to the southwest of the project site. The impact will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b) Based on the Airport Land Use Commission's (ALUC) development review, the Director's determination of ZAP1264MA17, to utilize an approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed, by Riverside County Airport Land Use Commission (ALUC)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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pursuant to a specific delegation of authority issued at its May 11, 2017 regular meeting located southwesterly corner of Cajalco Expressway and Harvill Avenue, in the unincorporated community of Mead Valley.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre. It would appear that the single-acre intensity of an acre including the proposed use, the convenience store, and an additional 1600 square foot area noted on the project site plan would be expected to accommodate 109 persons, provided that there are no restaurant dining areas therein. The project is consistent with the Riverside County ALUC and therefore, impact is less than significant.

c) As no new buildings or structures are proposed through the application presently under consideration, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review for height/elevation reasons is not required of this project. The applicant has previously obtained Determinations of No Hazard to Air Navigation for the on-site freestanding freeway sign and the liquefied natural gas tanks. Therefore, the impact is less than significant.

d) This project is not located within a vicinity of a private airstrip, or heliport that would result in a safety hazard for people residing or working in the project area. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No 38638 (EA38638), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on July 1, 2003. The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | | | | |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Place housing within a 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.

Findings of Fact:

The Riverside County Flood Control and Water Conservation District has reviewed the project and concludes that except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. The project is not located along the course of a stream or river. The project will have no impact on groundwater supplies. Therefore:

- a) This existing project is built-out and will have no impact on substantially altering the existing drainage pattern of the site or area, including the alteration of the course or a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The project will have no impact
- b) The existing project is built-out will have no impact on violating any water quality standards or waste discharge requirements. The project will have no impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) The existing project is built-out will have no impact on substantially depleting 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. The project will have no impact
- d) . The previous project has examined for all possible contribution of runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff impacts and implemented standard conditions of approval to maintain CEQA processes. The project will have no impact.
- e) This project will have no impact on 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. The project will have no impact
- f) This existing project is primarily built-out and will have no impact in placing area structures, which would impede or redirect flood flows within a 100-year flood hazard area. The project will have no impact
- g) This existing project is primarily built-out and will have no impact on otherwise substantially degrading water quality. The project will have no impact
- h) This existing project is primarily built-out and will not 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). The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

26. Floodplains

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

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

This project is not located within a FEMA Flood Zone. Therefore, it will not have an impact on the degree of suitability in 100-Year Floodplains. Additionally, other than nuisance nature local runoff that may traverse the site, this project has been determined to be free from ordinary storm flood hazard. Therefore:

- a) This existing project is primarily built-out and is not anticipated to substantially alter the existing drainage pattern of any Floodplain, including 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. The project will have no impact
- b) This existing project is primarily built-out and is not anticipated to cause changed in absorption rates or the rate and amount of surface runoff. The project will have no impact
- c) This existing project is primarily built-out and will not 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). The project will have no impact
- d) This existing project is primarily built-out and will not cause changes in the amount of surface water in any body of water. The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

LAND USE/PLANNING Would the project

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 27. Land Use | | | | |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The current General Plan Land Use Designation is Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) The General Plan designation on surrounding parcels is Commercial Retail and Light Industrial. The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) is based on Ordinance No. 348, Section 9.50.B.24, which states that liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 may be permitted in the (C-P-S) zoning classification with the approval of a Conditional Use Permit. The area

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

illustrated in the General Plan amendment will remain the same. Therefore, the impact is less than significant.

b). The project site is located within the City of Perris sphere of influence. Since the site is designated Light Industrial by the City of Perris General Plan Land Use Element and zoning classification, and the City's Light Industrial (LI) zone permits trucking terminals, the use is consistent with the City of Perris General Plan and there will be no impact. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

The project site is currently zoned Manufacturing-Service Commercial (M-SC). Change of Zone No. 7917 proposes to change the current zoning classification from Manufacturing-Service Commercial (M-S-C) to Scenic Highway Commercial (C-P-S). The project will have no impact.

a) The Change of Zone proposes to amend the zoning classification for the subject property from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) on 11.5 gross acres. The project is consistent with the proposed zoning classification of Scenic Highway Commercial (C-P-S). The uses, including the proposed use of the liquor store and the existing uses of the convenience store, including the sale of motor vehicle fuel with sale of beer and wine for off-site premises consumption, and trucking fueling station, are all permitted within the C-P-S zone, subject to approval of a conditional use permit. The project will have no impact.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC) north and Commercial Office (CO) to the northwest, Manufacturing-Service Commercial (M-SC) to the east, west and south. The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) from Manufacturing-Service Commercial (M-SC) will allow the project to be compatible with the surrounding commercial zoning classifications. The project will have no impact.

c) The project site is designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and surrounding properties are designated Community Development: Commercial

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

Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the north, Community Development: Commercial Office (CD: CO) (0.30 – 1.0 FAR) to the northeast, and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR) to the west and south. There are existing commercial uses surrounding the project site. The project is compatible with existing and planned surrounding land uses. The project will have no impact.

d-e) The Change in Zone classification to Scenic Highway Commercial Zone (C-P-S) from Manufacturing-Service Commercial (M-SC) will allow the zone to be consistent with the land use designations and policies of the General Plan. In addition, the existing project is primarily built-out and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES

29. Mineral Resources

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

a-d) The existing project is primarily built-out and will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine. Therefore, there will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

NOISE Would the project result in

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

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is located within the March Air Reserve Base/March Inland Port (March ARB/IPA ALUCP), Influence Area II. The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Existing noise levels on the project site mainly derived from vehicular sources along I-215 and Harvill Avenue. Although aircraft noise is audible from planes using MARB, the project site is approximately 2.2 miles from MARB. At this distance, the noise impact from MARB is marginal. According to the current MARB Air Installation Compatible Use Zone (AICUZ) Study and Inland Port Airport Land Use Compatibility Plan, the project site is outside the 60 dB CNEL noise contour. The change of the current zoning classification from Manufacturing-Service Commercial (M-S-C) to Scenic Highway Commercial (C-P-S) provides zoning consistency of the use previously approved with Conditional Use Permit No. 3370. Therefore, the employees at this project location will not be exposed to excessive noise levels and the impact is considered less than significant.

b) The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area, which is a safe distance from excessive noise levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Railroad Noise

NA A B C D

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

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

Findings of Fact:

There are no railroads within close proximity of the site. The impacts of railroad noise are less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

32. Highway Noise

NA A B C D

Source: RCIP, Circulation Element, Figure C-1 "Circulation Plan."

Findings of Fact:

This project is located at the intersection of Cajalco Expressway and Harvill Road. The project is ¼ a mile near the I-215 freeway. The existing project's site is built-out and project will not increase any amount of highway noise created in the area. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

b) A substantial temporary or periodic increase in

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| ambient noise levels in the project vicinity above levels existing without the project? | | | | |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) This existing project is primarily built-out and will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) This existing project is primarily built-out and will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.

c) The existing project is primarily built-out and there will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The existing project is primarily built-out and there will be no impact to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| POPULATION AND HOUSING Would the project | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 35. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be no impact.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) Development of the project site will have a less than significant impact on inducing 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). Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 36. Fire Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA

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

90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project will not require the provision of new or altered government facilities at this time. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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

Source: Val Verde School District correspondence, GIS database

Findings of Fact:

The project site is located within the Val Verde Unified School District. The project will not require any construction of new facilities for the proposed use. The proposed project will not generate residents and will therefore have no impact on schools. This project has been conditioned to comply with School Mitigation Impacts fees in order to prevent any potential effects to school services (COA 80.PLANNING.17). This is a standard Condition of Approval and not considered mitigation under CEQA. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

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

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. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.29) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

The proposed project does not include recreational facilities. The project is commercial in nature and as such would not include the use of existing neighborhood or regional parks. The project is not

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

located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

Findings of Fact:

The Mead Valley Area Plan identifies a Class 1 Bike Path along the northeasterly side of Cajalco Expressway. As such, previously approved CUP was conditioned to construct said trail/bike path. Therefore, the proposed liquor store will not require any new trails or bike paths. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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 pro-

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| ject's construction? | | | | |
| 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) This project will have less than a significant impact in causing an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. The project will have no impact.
- b) This existing project is primarily built-out and will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project exceeds the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.
- c) This project will not 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. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Messenia Lane and Harvill Avenue due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Harvill Avenue and Messenia Lane, this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

The Mead Valley area Plan identifies a Class 1 Bike Path along the northeasterly side of Cajalco Expressway. As such, the previously approved CUP has been conditioned to construct said trail/bike path. The proposed project will not require any new trail or bike paths. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project has connect to the existing water line in Harvill Avenue and will not require new or expanded water treatment facilities for this existing project site. Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the RCIP to project future water demand. Since the project is consistent with the designated land use in the RCIP, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new

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

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?

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

Source: Department of Environmental Health Review

Findings of Fact:

a) This existing project is primarily built-out and does not require construction of new wastewater treatment facilities and will have no impact on requiring or resulting 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. There will be no impact.

b) This existing project is primarily built-out and will have no impact on 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. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

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

Findings of Fact:

a) This existing project is primarily built-out and the impact are seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County. There will be no impacts.

b) This project will comply with federal, state and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). There will be no impacts.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-c) The existing project is primarily built-out and will not require new utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Therefore, the impact is considered less than significant.

d) Storm water drainage is fully built out for this existing project. Therefore, the impact is considered less than significant.

e-f) Street lighting exists for access to the existing project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Source:

Findings of Fact:

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

a) The existing project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals, as this project is site-specific and will not include future developments that may induce long-term impacts. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The Project proposes to establish a Type 21 ABC license (off-sale of beer, wine, and distilled spirits) liquor store in an existing tenant space within the 11,800-square-foot building that has a separate entrance and point of sale from the motor vehicle fuel sales. The project will not result in increased future traffic or emissions and would increase the efficiency of existing operations. The project is will become consistent with land use designations with change the Zoning Classification on 11.5 acres from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Project adheres to all other land use plans and policies with jurisdiction in the Project area. Further, the Project is an existing facility defined in State CEQA Guidelines Section 15301. Also the project is not considered growth-inducing as defined in State CEQA Guidelines Section 15126.2(d). The project will not induce, either directly or indirectly, population and housing growth. Thus, no cumulative impacts from the project are anticipated. Therefore, impacts are less than significant.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There will be no impacts.

VIII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the teiring, 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: Enviromental Assesment No. 38638

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

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

IX. 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 #: CUP03370R1

Parcel: 317-110-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

Conditional Use Permit No. 3370 (CUP No. 3370) permits a multi-use travelers center that consists of a fueling facility, auto lube and oil center with a full service carwash, a 1,600 square foot quick service restaurant (no drive thru), an 11,800 square foot building that includes a convenience store (with beer and wine sales), souvenir shop, patio area, 21 truck/RV parking spaces, a weigh station, two free standing drive-thru restaurants and a free standing restaurant.

In addition to the uses allowed under CUP No. 3370, Revision No. 1 to CUP No. 3370 (CUP No. 3370R1) allows a portion of the existing 11,800 square foot building to be used as a liquor store as shown on Exhibit XX. The liquor store will have a separate entrance and point of sale from the existing convenience store and fueling facility. CUP No. 3370R1 also establishes a Type 21 ABC license for the liquor store which allows the off-premises sale of beer, wine and distilled spirits. The existing convenience store is only allowed to sale beer and wine.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

CONDITIONAL USE PERMIT Case #: CUP03370R1

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10. GENERAL CONDITIONS

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

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3370R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3370R1, Exhibit A, dated June 10, 2016.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 3 USE-#84-TANK PERMITS (cont.) RECOMMND

Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

CUP 3370 is a proposal to construct retail buildings on an 11.5-acre parcel in the Perris area. The property is located south of Cajalco Expressway and Harvill Avenue intersection.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The applicant's engineer is proposing to collect the onsite storm runoff with catch basins and to connect to the District's Perris Line E storm drain with a 24-inch RCP. Perris Line E will serve this project as an adequate outlet; therefore mitigation for increased runoff will not be necessary. An encroachment permit will be required from the District.

The site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,070 per acre, the fee due will be based on the fee in effect at the time of payment.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

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

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. 3 USE - ALUC RECOMMND

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

2. The review of this Revision to a Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:

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

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

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - ALUC (cont.)

RECOMMND

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The landowner shall provide the attached notice to all potential purchasers of the property and to any tenants/lessees of the structures thereon. Additionally, this notice shall be recorded as a deed notice (if that has not previously occurred).

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.

6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

10.PLANNING. 7 USE - BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

General Retail - 5.5 spaces/1,000 square feet of leasable floor area. Restaurants, drive-thrus' - 1 space/200 square feet of serving area and 1 space/2 employees.

Automobile service stations - 4 spaces, plus 4 spaces/service bay. Automobile washing establishments - 2 spaces/stall.

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Parcel: 317-110-035

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 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. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

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. 18 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Alcohol and Beverage Control (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 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. 26 USE - CAUSES FOR REVOCATION

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

a. Only beer and wine may be sold from the convenience store.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages

CONDITIONAL USE PERMIT Case #: CUP03370R1

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

10.PLANNING. 37 USE - ALCOHOLIC BEVERAGE SALES RECOMMND

The following development standards shall apply to the sale of motor vehicle fuels and alcoholic beverages for off-premises consumption:

a. Any sales transaction for motor vehicle fuel shall be separate from any sales transaction for alcoholic beverages.

b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase.

In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - ABC21 OFF SALE GENERAL RECOMMND

OFF SALE GENERAL - (Liquor Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

Added by Revisions No.1 to Conditional Use Permit No. 3370.

10.PLANNING. 39 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT BOS. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 40 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 41 USE - LANDSCAPING SCREENING RECOMMND

Landscaping shall be in substantial conformance with Approved Exhibit L. A minimum ten (10) foot strip of landscaping is required along all property lines adjacent to road right-of- ways. The 10 foot strip of landscaping shall be located outside of the road right-of-way. A landscaped berm minimum three (3) foot high and five (5) foot wide is required along all road right-of-ways. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 42 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 43 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 44 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 45 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 46 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - OCCUPANT CHANGE

RECOMMND

Prior to tenant/occupant change, or upon change in commercial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 48 USE - PROHIBITED USES

RECOMMND

1. 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.

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

2. The above ground storage of explosives or flammable materials shall be prohibited, with the exception of a single propane tank as provided in Condition No. 10. FIRE. 5 and contingent upon approval by the Airport Land Use Commission.

10.PLANNING. 49 USE - ELECTRICAL HOOK-UPS

RECOMMND

Electrical hook-ups for refrigerated trailers shall be provided for five (5) trailer parking spaces. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the site for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - AGENCY LETTERS (ALUC) RECOMMND

Per the Airport Land Use Commission (ALUC) staff report dated July 18, 2002;

Any structures over 48 feet in height will require further review.

10.PLANNING. 54 USE - NO LONG TERM PARKING RECOMMND

Long term parking is limited to three (3) hours maximum.

10.PLANNING. 55 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & WINE - (Convenience Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Modified by Revisions No.1 to Conditional Use Permit No. 3370

10.PLANNING. 56 USE - ORD. 659 DIF FEE (1) 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 projects described and defined in this Ordinance, and it establishes the authorized uses of the fee collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area", as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The project area for Conditional Use Permit No. 3370 is calculated to be 10.84 acres net.

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

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10. GENERAL CONDITIONS

10.PLANNING. 56 USE - ORD. 659 DIF FEE (1) (cont.) RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 57 USE - NO OVERNIGHT PARKING RECOMMND

No overnight parking for cars, trucks, vans or other motorized vehicles and occupants thereof is permitted.

10.PLANNING. 58 USE - AGENCY CLEARANCE/SHERIFF RECOMMND

The project applicant/developer shall comply with those comments and conditions from the Riverside County Sheriff Department, Perris Station, in their letters dated 4/30/03 and 6/25/03.

10.PLANNING. 59 USE - NO TRUCK MAINTENANCE RECOMMND

No truck repair or maintenance is allowed under this approval.

10.PLANNING. 60 USE - ALUC CONDITIONS RECOMMND

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 60 USE - ALUC CONDITIONS (cont.)

RECOMMND

(Such uses include landscaping utilizing water features, aquaculture, and production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

3. The notice of airport in the vicinity shall be provided to all potential purchasers and tenants.

4. The elevation of the LNG tank at the top of tank vents shall not exceed 1,572 feet above mean sea level.

5. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

10.PLANNING. 61 USE - COMPLY WITH NPDES (1)

RECOMMND

Since this project is one (1) acre or more, the 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.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways,

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.)

RECOMMND

major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

Seaton Avenue (NS) at: Cajalco Expressway (EW) Project West Driveway (NS) at: Cajalco Expressway (EW) Project East Driveway (NS) at: Cajalco Expressway (EW) Harvill Avenue (NS) at: Cajalco Expressway (EW) Project North Driveway (EW) Project South Driveway (EW) I-215 SB Ramps (NS) at: Ramona Expressway (EW) I-215 NB Ramps (NS) at: Ramona Expressway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 2 USE - ASSESS/BENEFIT DIST

RECOMMND

Should this project lie within any assessment/benefit district, the applicant 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 unless said fees are deferred to building permit.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - STD INTRO 2(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 4 USE - UTILITY INSTALL. 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3370 shall terminate 20 years after the effective approved date. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - EXPIRATION DATE-CUP RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

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-G1.4 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 (916) 341-5455.

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-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require 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 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 5 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE 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. 2 USE - MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 3 USE - ADP FEE PORTION EXEMPT

RECOMMND

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - SKR FEE CONDITION (cont.)

RECOMMND

reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 4 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five 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. 5 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.5 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - SKR FEE CONDITION (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 6 USE - C/I SWPPP BMP REQD RECOMMND

Since the project is one (1) acre or more, the permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the project site shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

The permit holder of this site shall provide educational materials to the facility manager and employees on good house keeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association or other property management entity. These materials shall address good housekeeping practices associated with the sites' land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The "catch basins, more particularly described on Exhibit P shall be inspected and, if necessary, cleaned by the permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - C/I SWPPP BMP REQD (cont.)

RECOMMND

holder no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The permit holder shall keep the area free of litter. Litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit 'P', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The streets and parking lot(s), more particularly described on Exhibit 'P', shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS

RECOMMND

A geotechnical investigation to address, but not necessarily limited to, slope stability, rock fall hazards, collapsible or expansive soils, wind erosion and groundshaking. The report shall be required to be reviewed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - GROUNDSHAKING HAZARDS (cont.) RECOMMND

and approved by the County Engineering Geologist prior to grading permit issuance. Please coordinate this report directly with the County Engineering Geologist, reached at (909) 955-3211, with regards to proper methodology and report submission requirements (including additional review fees and number of report copies to submit). The report for this project shall specifically address groundshaking hazards, due to the fact that the County General Plan shows the property to be in Zone III-D.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE RECOMMND

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

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Resources Management Division LEA

80.E HEALTH. 4 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE - MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The entire site is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 9.8 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE - ADP FEE PORTION EXEMPT

RECOMMND

This project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Communities Facilities District (CFD) 88-8, which has constructed portions of Line E, Lateral E-8, Lateral E-9, and Lateral E-10 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except the \$1,070 per acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

80.PLANNING. 19 USE - PARCEL MERGR REQD

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-110-034 and 317-110-035. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Scenic Highway Commercial (CPS) zone.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 21 USE - REQUIRED CHANGE OF ZONE

RECOMMND

The permittee shall file an application for a change of zone with the County Planning Department. No building permits shall be issued unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project 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. 40 USE - REQD APPLICATIONS RECOMMND

No building permits shall be issued until Change of Zone No. 7917 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Modified by Revisions No.1 to Conditional Use Permit No. 3370.

80.PLANNING. 41 USE - PHASE I, CONFORM TO ELEV. RECOMMND

Elevations for buildings B,C, and D in Phase I, submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-2.

80.PLANNING. 42 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 43 USE - AGENCY CLEARANCE (ALUC) RECOMMND

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 18, 2002, summarized as follows:

Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an avigation easement to the MARB/MIP Airport. (Tel.909-656-7000).

80.PLANNING. 44 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 1, 2002, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 45 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

80.PLANNING. 47 USE - PRKNG/LANDSCAPING PL RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 48 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 50 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3370, 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. 51 USE - PHASE I BLDG PERMITS RECOMMND

Floor plans for buildings A,B,C and D in Phase I, shall be in substantial conformance with that shown on APPROVED EXHIBIT C and C-1.

80.PLANNING. 52 USE - PHASE I BLDG PERMITS RECOMMND

Prior to issuance of building permits for Phase I, an uncirculated substantial conformance is required for the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 52 USE - PHASE I BLDG PERMITS (cont.) RECOMMND

fuel canopies related to the truck fueling station and auto gas station and elevations for Building A, as shown on APPROVED EXHIBIT BOS. The plans shall include the elevations (height), floor plans (if applicable), building footprint, colors and materials. The substantial conformance shall be approved by the Planning Department, however, if the Planning Department deems it necessary to circulate the plans for further review a circulated substantial conformance may be required.

In addition to the above information, color and materials shall be submitted for approval by the Planning Department for Buildings B,C and D.

80.PLANNING. 53 USE - PHASE II, BLDG PERMITS RECOMMND

Prior to building permit issuance for Phase II, a Transmitted Plot Plan (exempt from CEQA) is required for Buildings H, I and J as shown on Exhibit BOS. The Plot Plan application shall also include floor plans, elevations, color and materials to be approved.

80.PLANNING. 54 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 55 USE - AVIGATION EASMNT (ALUC) RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority (MIPAA) or provide evidence that such easement has already been conveyed to MIPAA or its predecessor-in-interest. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 56 USE - AGENCY CLEARANCE/EDA

RECOMMND

A clearance letter from the Economic Development Agency (EDA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 26, 2003, summarized as follows:

A site illumination plan, landscape lighting plan, landscape maintenance plan and signage plan shall be submitted and approved by EDA prior to building permit issuance.

TRANS DEPARTMENT

80.TRANS. 1 USE - STREET LIGHTS-CSA/LAFCO

RECOMMND

The landowner shall contact the County Service Area (CSA) Administrator who determines whether the development is within an existing assessment district. Depending on whether the development is or is not within an existing assessment district the landowners shall, pursuant to Government Code Section 56000, either file an application, including a Street Plan approved by the Transportation Department, with the Local Agency Formation Commission (LAFCO) for annexation into the existing assessment district or the creation of a new County Service Area.

80.TRANS. 2 USE - TS/GEOMETRICS

RECOMMND

The intersection of Project West Driveway/Cajalco Expressway shall be restricted to right-out only.

The intersection of Project East Driveway/Cajalco Expressway shall be restricted to right-in/right-out only.

Note: Installation of a curbed, landscaped median along Cajalco Expressway is required.

The intersection of Harvill Avenue (NS)/Project North Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two through lanes.

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.)

RECOMMND

Eastbound: One left turn lane, one right turn lane.

Westbound: N/A

The intersection of Harvill Avenue(NS)/Project South Driveway (EW) shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes.

Southbound: Two thorough lanes.

Eastbound: One shared left/right turn lane.

or as approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNI DEPARTMENT

90. PLANNI. 33 USE - PHASES MUST BE COMPLETE

RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - G4.3PAVING INSPECTIONS

RECOMMND

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

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.

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

90.E HEALTH. 3 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

90.E HEALTH. 4 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. 5 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE -#45-FIRE LANES RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE -#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" (inch)

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE -#27-EXTINGUISHERS (cont.) RECOMMND

projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 USE -#12-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13, 1996 edition (13D and 13R systems are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.(current sprinkler plan check deposit base fee is \$614.00 per riser)

Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 4 USE -#36-HOOD DUCT RECOMMND

Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contact a certified fire protection company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system.

PLANNING DEPARTMENT

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street 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

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY (cont.) RECOMMND

requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 20 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred twelve (212) auto parking spaces shall be provided as shown on the APPROVED EXHIBIT BOS, unless otherwise approved by the Planning Department. Phase I shall include 91 auto parking spaces. Phase II shall contain 121 auto parking spaces. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 22 USE - ACCESSIBLE PARKING RECOMMND

A minimum of fourteen (14) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT BOS. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 22 USE - ACCESSIBLE PARKING (cont.) RECOMMND

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 23 USE - LOADING SPACES RECOMMND

A minimum of four (4) loading spaces, one each for Buildings A,H,I, and J shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT BOS. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

The loading space for Building A, shall be shown on the approved Landscaping, Irrigation, and Shading Plans.

90.PLANNING. 24 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 25 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. 26 USE - SPECIMEN TREES REQUIRED RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 28 USE - WALL/BERM REQUIRED RECOMMND

A minimum three (3) foot high, five (5) foot wide landscaped earthen berm shall be constructed along Cajalco Expressway and Harvill Avenue. The required berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 29 USE - TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of two (2) bins each, shall be located as shown on the APPROVED EXHIBIT BOS, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 30 USE - COMPLETE LANDSCAPING RECOMMND

Prior to occupancy of any buildings in Phase I, all landscaping shall be installed, including that portion in Phase II along Harvill Avenue. (Only the interior landscaping for Phase II, can be deferred to occupancy permits in Phase II).

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 32 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the 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 thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 33 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3370 is calculated to be 10.84 acres net. 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. 35 USE - EXTENDED TRUCK IDLING RECOMMND

Signs stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the facility and at the truck parking area. The signs at the entrance to

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35 USE - EXTENDED TRUCK IDLING (cont.) RECOMMND

facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 36 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the 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. 03370 has been calculated to be 10.84 acres net.

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. 37 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 38 USE - FUELING AREA PAVING

RECOMMND

The fueling area shall be graded to prevent storm water from running onto the fueling area and to prevent runoff of fuel spills. The fueling area shall be paved with Portland cement. The cement shall extend a minimum of eight feet (8') from the side of the fuel dispenser (i.e., dispenser face) and four feet (4') from the front and back of the dispenser island. To contain fuel spills to the fueling area, the length of the hoses from the fuel dispenser shall limit fueling to the side of the vehicle nearest the dispenser face and shall not allow fueling to occur on the far side of the vehicle.

For storm water falling outside the fueling area, slab design shall be tapered to divert water away from the fueling area. Where slab design is not used to divert water away from the fueling area, an extruded curb, "speed bump", or equally effective alternative may be used instead.

Within the fueling area, slab design shall be tapered so that it diverts spills within the fueling area to a dead-end sump or equally effective alternative. (BMP S9)

A canopy shall be constructed over the concrete fueling area. The canopy shall at minimum cover the fueling area. Down spouts from the canopy shall route drainage away from the fueling area. (BMP S10)

90.PLANNING. 39 USE - WASTE MANAGEMENT

RECOMMND

Prior to building final inspection of each commercial building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

90.PLANNING. 40 USE - MONUMENT MAINTENANCE

RECOMMND

A clearance letter shall be provided to the Riverside County Planning Department, stating maintenance of the monument sign and landscaped area, at the corner of Cajalco Expressway and Harvill Avenue, shall be maintained by an appropriate Community Facilities District or the property management entity.

CONDITIONAL USE PERMIT Case #: CUP03370R1

Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 41 USE - TEMPORARY FENCING

RECOMMND

To prevent the use of the undeveloped portion of the property (Phase II), a temporary 6 foot high fence shall be installed around the perimeter of Phase II, as shown on Approved Exhibit BOS. On that portion of Phase II adjacent to Harvill Avenue the fencing shall be located behind the landscaping.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS

RECOMMND

Cajalco Expressway is a County maintained road and shall be improved with concrete curb-and-gutter located 55 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 110 foot half-width dedicated right-of-way in accordance with County Standard No. 100A. (modified)

NOTE This will require a curbed landscaped median.

Harvill Avenue is a County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (modified)

90.TRANS. 2 USE - LANDSCAPING G.P.

RECOMMND

The project proponent shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Cajalco Expressway and Harvill Avenue and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous maintained agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

90.TRANS. 3 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County

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Parcel: 317-110-035

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.) RECOMMND

Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 5 USE - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

90.TRANS. 6 USE - STREET LIGHT CERT.2 RECOMMND

Prior to OCCUPANCY, the project proponent shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

90.TRANS. 7 USE - WRCOG TUMF RECOMMND

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 18, 2017

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

VACANCY

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

File No.: ZAP1264MA17
Related File Nos.: CZ7917 (Change of Zone), CUP3370R1 (Revision No. 1 to Conditional Use Permit No. 3370)
APNs: 317-110-034 and -035

Dear Ms. Harris:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to a specific delegation of authority issued at its May 11, 2017 regular meeting, as ALUC Director, I have reviewed County of Riverside Case Nos. CZ7917 (Change of Zone), a proposal to change the zoning classification of 11.5 acres (to wit, Assessor's Parcel Numbers 317-110-034 and 317-110-035) located at 23261 Cajalco Expressway (on the southwesterly corner of Cajalco Expressway and Harvill Avenue) from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), and CUP03370R1 (Revision No. 1 to Conditional Use Permit No. 3370), a proposal to utilize an approximately 1100 square foot portion of an existing 11,800 square foot building on the site as a liquor store with a Type 21 Alcohol Beverage Control license. No new buildings are proposed.

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre. It would appear that the single-acre intensity of an acre including the proposed use, the convenience store, and an additional 1600 square foot area noted on the project site plan would be expected to accommodate 109 persons, provided that there are no restaurant dining areas therein.

As no new buildings or structures are proposed through the application presently under consideration, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review for height/elevation reasons is not required of this project. The applicant has previously obtained Determinations of No Hazard to Air Navigation for the on-site freestanding freeway sign and the liquefied natural gas tanks.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

www.rcaluc.org

AIRPORT LAND USE COMMISSION

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Revision to a Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The landowner shall provide the attached notice to all potential purchasers of the property and to any tenants/lessees of the structures thereon. Additionally, this notice shall be recorded as a deed notice (if that has not previously occurred).
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.
6. Any additional aboveground tanks for the storage or containment of flammable or hazardous materials shall be subject to additional review by the Airport Land Use Commission.

AIRPORT LAND USE COMMISSION

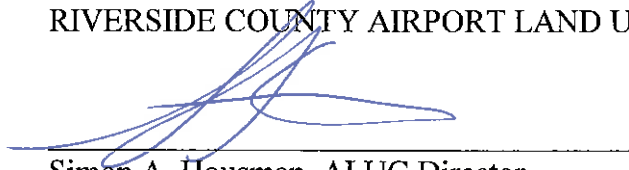
This determination of consistency relates to aeronautical issues and does not necessarily constitute an endorsement of the proposed change of zone. Both the existing and proposed zoning are consistent with the criteria of Compatibility Zone C2 of the 2014 March ALUCP.

Please note that until such time as the County amends its General Plan to incorporate the criteria of the 2014 March ALUCP, all projects requiring Planning Department approval within the March AIA are potentially subject to review by the Airport Land Use Commission. Once the General Plan has been amended and a consistency determination has been issued relative to this Compatibility Plan, legislative actions such as changes of zone (and their associated projects) would continue to require ALUC review, but non-legislative projects would not be required to undergo such review.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

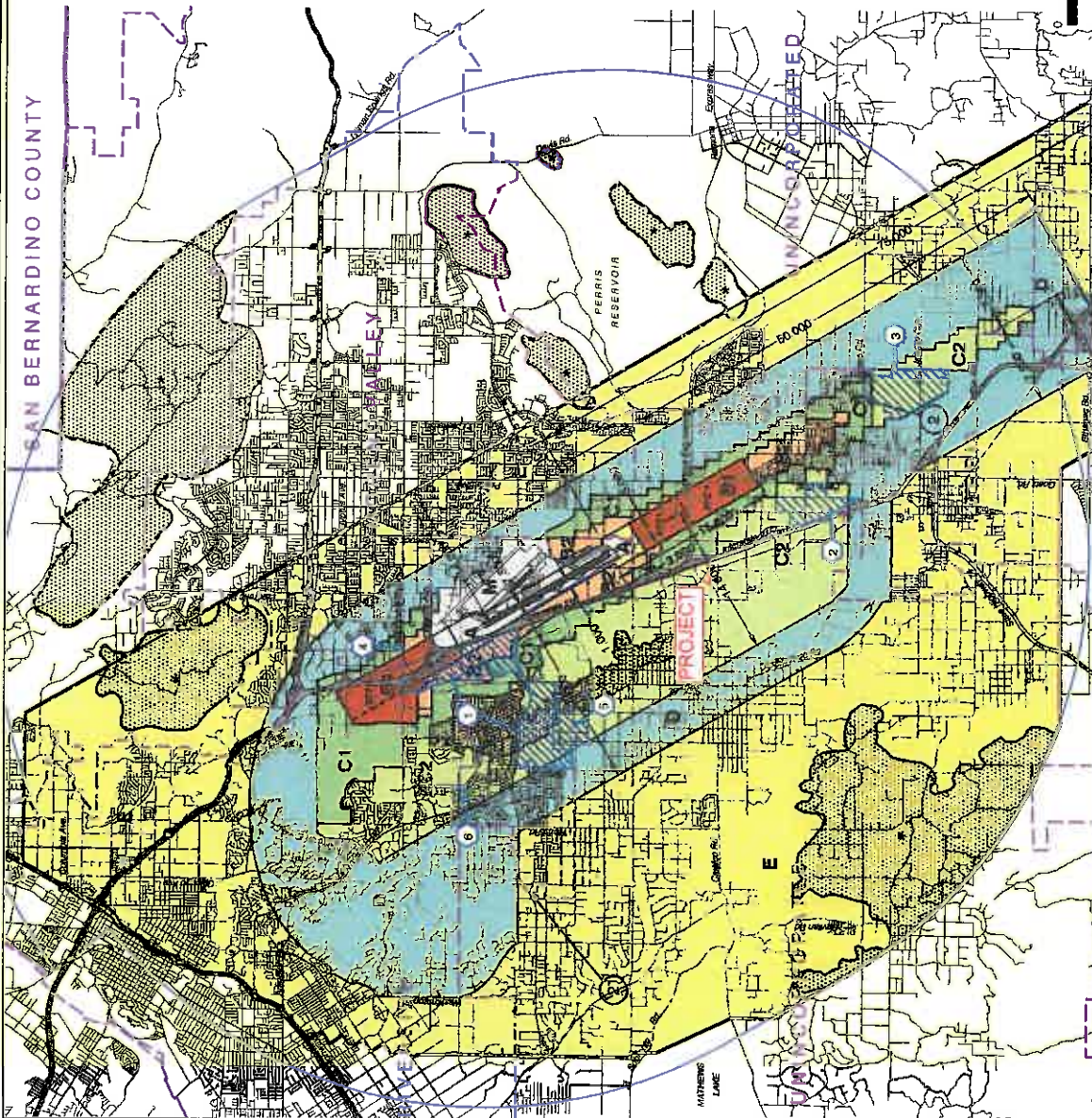
Attachments: Notice of Airport in Vicinity

cc: Ali Mazarei, Pinnacle Real Estate Holdings/Travel Zone (applicant/property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

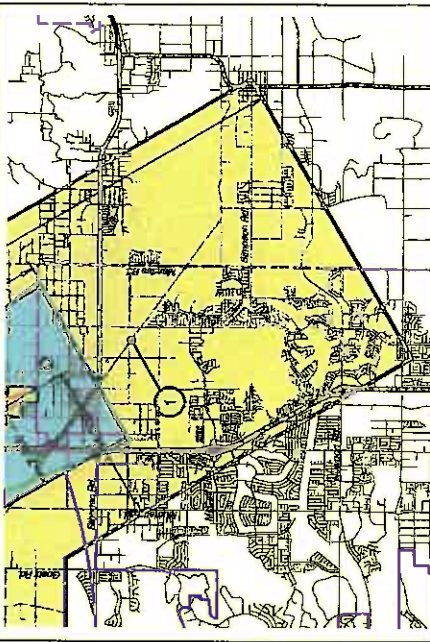
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- March JPA: March Business Center/Miridian
- Perris: Harvest Landing
- Perris: Park West
- Moreno Valley: Affordable Housing
- March JPA: Ben Clark Training Center
- Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 30 (L.S. approach) descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET

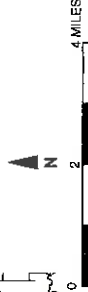


Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.

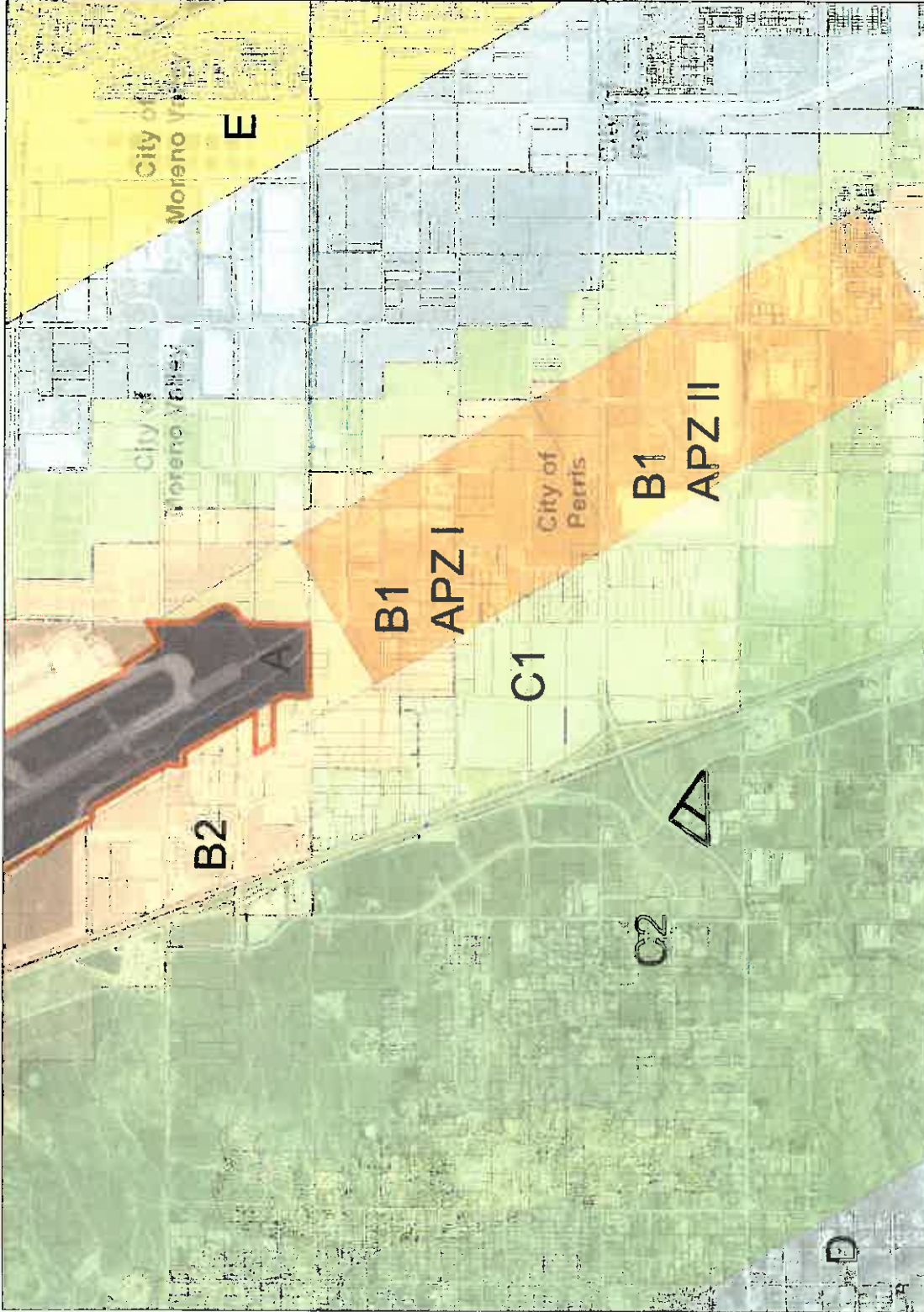


Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

My Map



Legend



Airport Compatibility OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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0 3,414

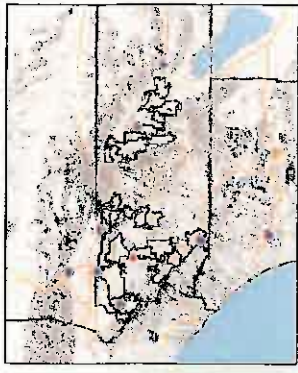
6,828 Feet



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My Map



Legend

Airports



Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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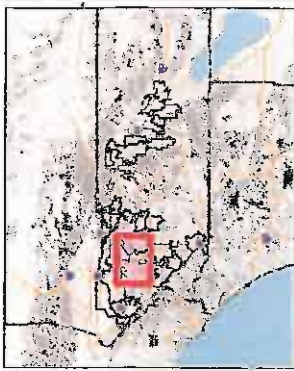
853 Feet



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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways**
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways_large**
- HWY
- INTERCHANGE
- INTERSTATE
- US-HWY
- counties
- cities

Notes

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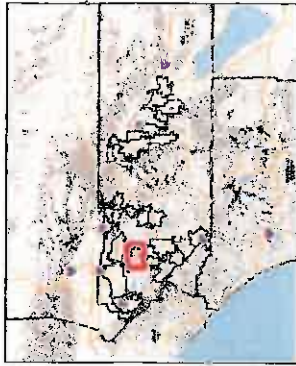
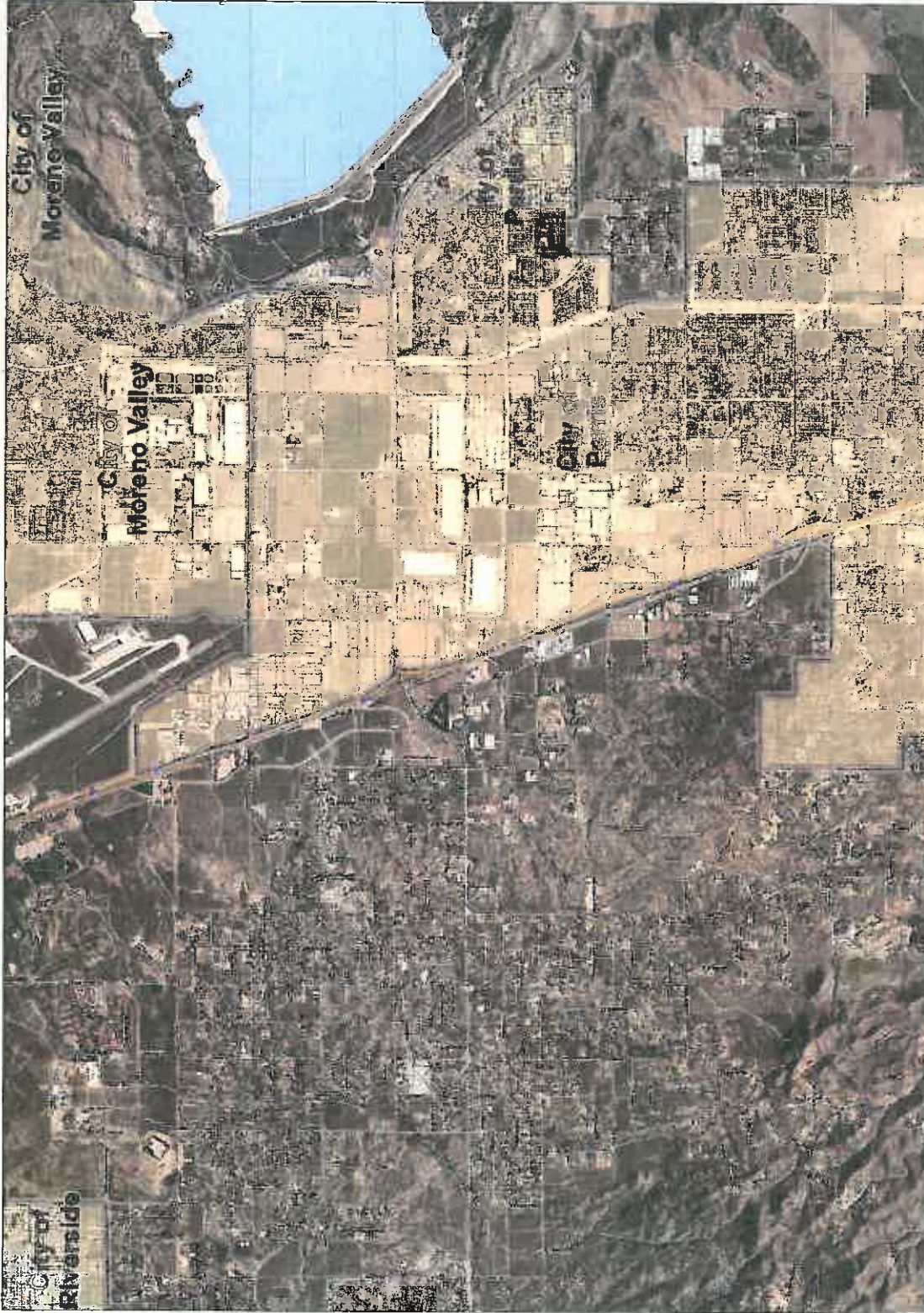
0 13,656 27,311 Feet



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© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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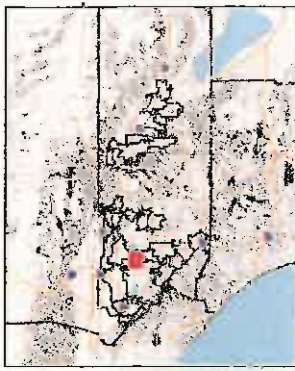
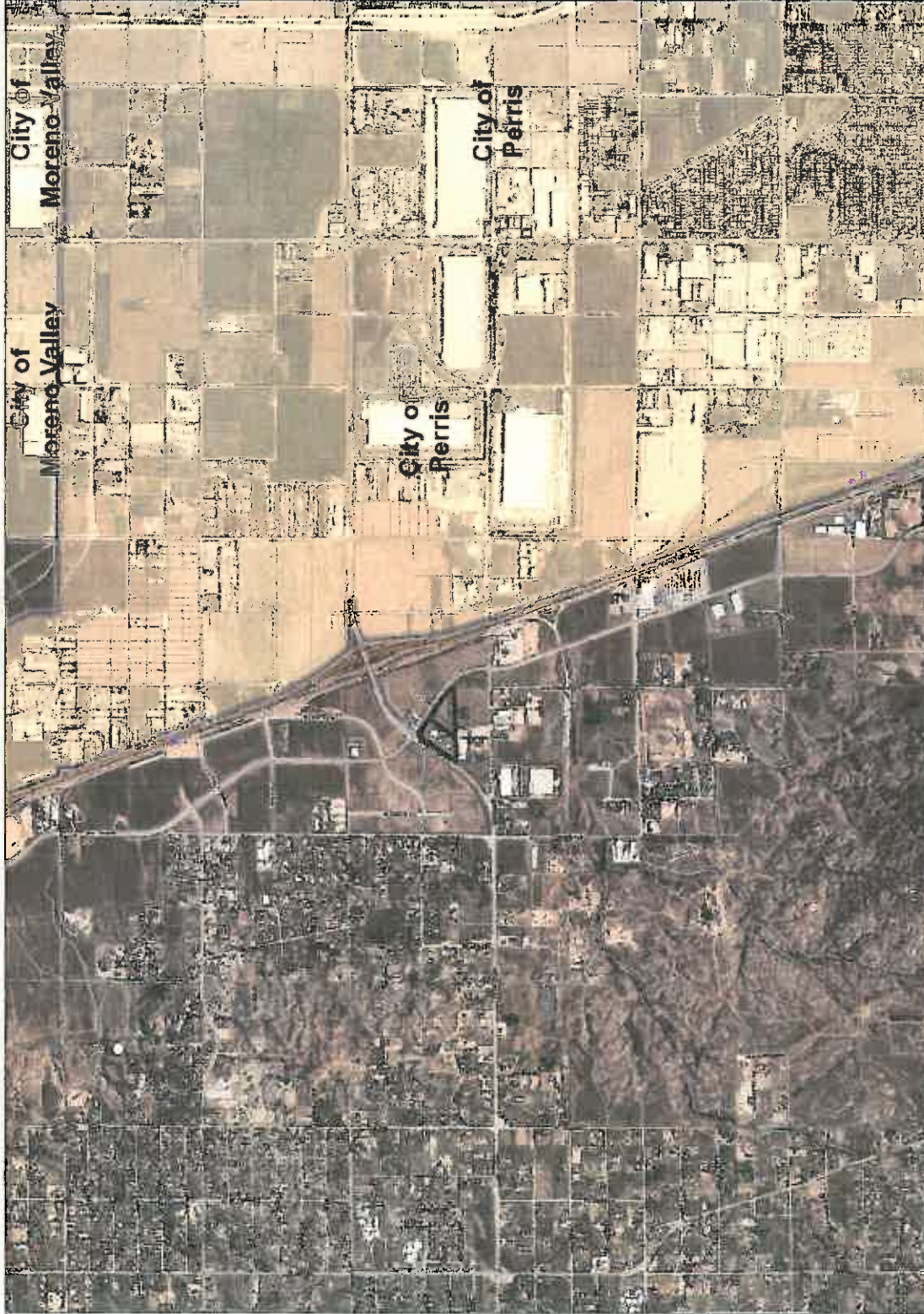
13,656 Feet



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© Riverside County RCIT GIS

My 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

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0 3,414

6,828 Feet



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© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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0 1,707

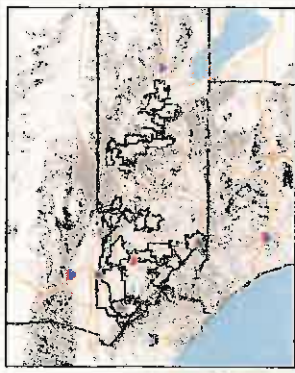
3,414 Feet



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My Map



Legend

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

Notes

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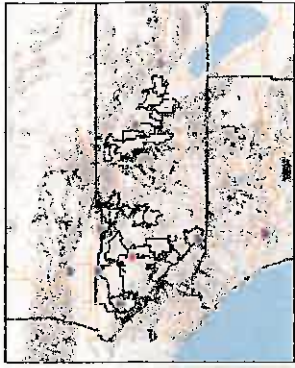
1,707 Feet



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© Riverside County RCIT GIS

My Map



Legend

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

Notes

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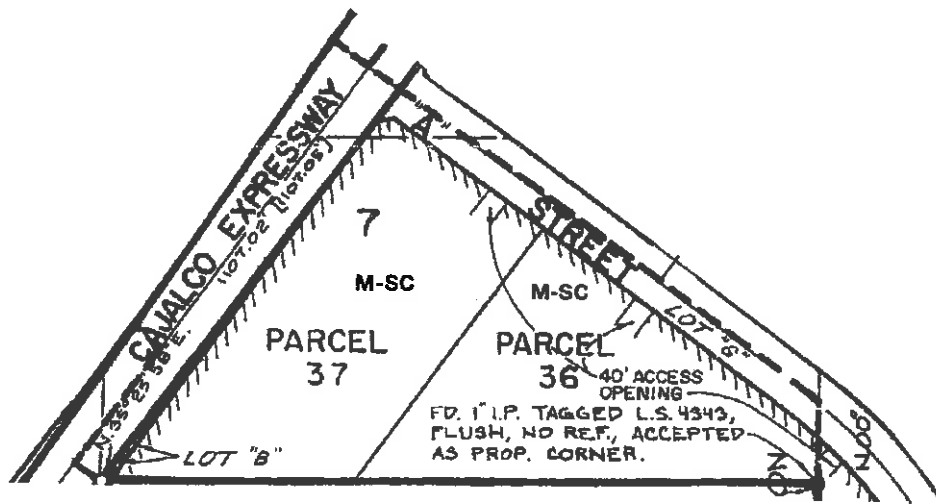
853 Feet



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SEC. , T. S., R. W. S. B. B. & M.



EXISTING

| |
|---------------------------------------|
| Manufacturing - Service Commercial |
| M-SC |

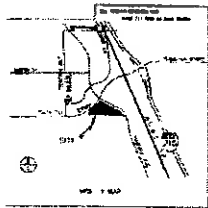
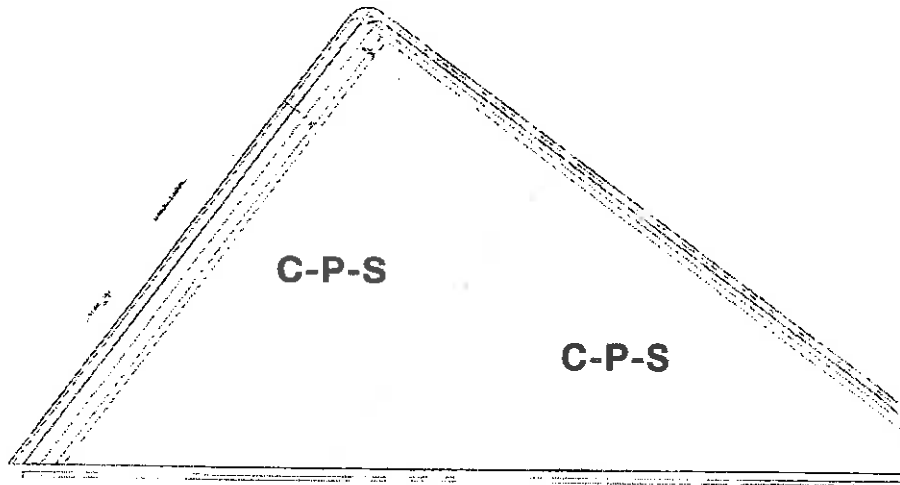
LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CUP03370
ADOPTED BY ORDINANCE NO.
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. , T. S., R. .S. B. B. & M.



PROPOSED

| |
|--------------------------------|
| Scenic - Highway Commercial |
| C-P-S |

LEGEND



MAP NO. 24110
CHANGE OF OFFICIAL ZONING PLAN

NORTH PERRIS ZONING AREA
CHANGE OF ZONE CASE NO. CUP03370
AMENDING ORDINANCE NO. 348
AUG. 8th, 2016

ASSESSORS PARCEL NO. RIVERSIDE COUNTY BOARD OF SUPERVISORS

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Riverside County Travel Zone Center, LLC, a California Limited Liability Company and Ali Mazarei, an Individual (“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 317-110-034 and 317-110-035 (“PROPERTY”); and,

WHEREAS, on May 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3370 Revision 1 (“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:
Riverside County Travel Zone Center
Attn: Ali Mazarei
23261 Cajalco Express Way
Perris, CA 92570

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

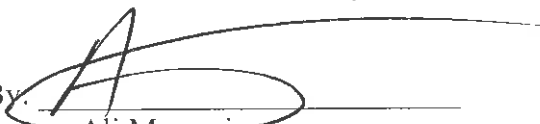
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

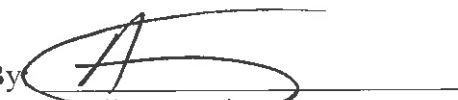
By: _____
Steven Weiss
Riverside County Planning Director

Dated: _____

PROPERTY OWNER:
Riverside County Travel Zone Center, LLC,
a California Limited Liability Company

By:  _____
Ali Mazarei
Manager

Dated: 1-25-17

By:  _____
Ali Mazarei
An Individual

Dated: 1-25-17

ACKNOWLEDGMENT

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

State of California
County of Riverside

On January 25, 2017 before me, Angela Sarmiento, Notary Public
(insert name and title of the officer)

personally appeared Ali Mazarei
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 Angela Sarmiento (Seal)





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

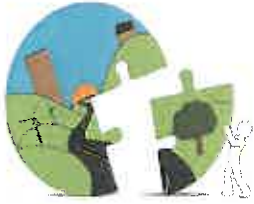
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 8, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to htomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

REQUEST: The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to add an additional type 21 off-sales of beer, wine and distilled spirits to the existing convenience store - APNs: 317-110-034 and 317-110-035 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 8, 2016

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03370r1, EA42901)

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 by January 8, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

WENDALL MCGTAY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: GAS STATION & TRUCK STOP WITH TYPE 21 ALCOHOL SALES

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 11.2(M)(2)(c)

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03370 R1 DATE SUBMITTED: 5/16/16

APPLICATION INFORMATION

Applicant's Name: ALI MAZARBI E-Mail: AMAZARBI@TRAVELZONECENTER.COM

Mailing Address: 23261 CAJALCO EXPRESS WAY
PERRIS CA 92570
City State ZIP

Daytime Phone No: (714) 715-1685 Fax No: (951) 940-2200

Engineer/Representative's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____
City State ZIP

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

Property Owner's Name: Pinnacle Real Estate Holdings E-Mail: _____

Mailing Address: same as Applicant
City State ZIP

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

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

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

"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.

ALI MAZARFI

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

ALI MAZARFI

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-116-035 & 039

Section: 12 Township: 45 45 Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.5 ACRES

General location (nearby or cross streets): North of _____, South of CASALCO, East of ~~Harvel~~, West of HARVEL

Thomas Brothers map, edition year, page number, and coordinates: 777, D2

Project Description: (describe the proposed project in detail)

1. REVISE CUPO3370 CONDITION OF APPROVAL 10. PLANNING-27 TO INCLUDE "HARD LIQUOR" & DELETE CUPO3370 CONDITION OF APPROVAL 10. PLANNING 41 AND REPLACE WITH ABC TYPE 2 "HARD LIQUOR" CONDITION. MODIFY 11,800 SQFT C-STORE TO INCLUDE 2000 SQFT TENANT LEASE.

Related cases filed in conjunction with this application:

CUPO3370

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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

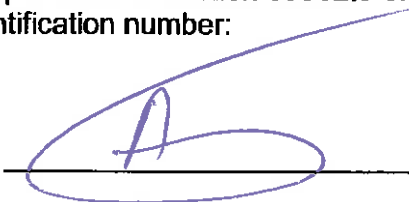
Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date

5/16/16

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

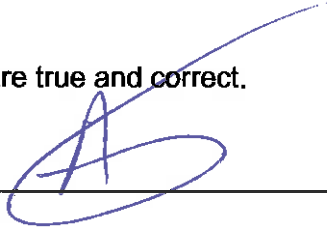
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____



Date _____

5/16/16

Owner/Authorized Agent (2) _____

Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207917 DATE SUBMITTED: 8/8/16

APPLICATION INFORMATION

Applicant's Name: RIV. CO. TRAVEL ZONE CENTER E-Mail: AMAZARE@TRAVELZONECENTER.CA

Mailing Address: 23261 CATALCO EXP
PERASS CA 92370
City State ZIP

Daytime Phone No: (951) 940-9200 Fax No: (951) 940-9221

Engineer/Representative's Name: ALE MAZARE E-Mail: SAME

Mailing Address: SAME
Street
City State ZIP

Daytime Phone No: () SAME Fax No: () SAME

Property Owner's Name: SAME E-Mail: SAME

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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


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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

ALI MAZARAEI

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.

ALI MAZARAEI

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): 317-110-035-7 & 317-110-034-6

Section: _____ Township: T4SR4WSEFC12 Range: 400/1520-1532

Approximate Gross Acreage: 11.5 ACRES

General location (nearby or cross streets): North of _____, South of LAJALGO, East of _____, West of HARVELL.

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: May 22, 2017

TO: Planning Commission Secretary

FROM: Dionne Harris (Riverside)

PHONE No.: 951-955-6836

E-Mail: dharris@rivco.org

SCHEDULE FOR: Planning Commission on June 21, 2017

20-Day Advertisement: Advertisement Adopt Negative Declaration

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – EA No. 42901 - Applicant: Ali Mazarei - Engineer/Representative: Ali Mazarei - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: Southeast corner of Cajalco Expressway and Harvill Avenue, westerly of the 215 Freeway – 11.5 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800-square-foot building, which has a separate entrance and point of sale from the motor vehicle fuel sales.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$-9,368.56 (pending deposit of \$10,200 imminent), as of 5/22/17.

CFG Case # 6135 - Fee Balance: \$2,216.25 (remaining to be paid prior to hearing)

Estimated amount of time needed for Public Hearing: 5 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

| |
|--|
| Principal's signature/initials: <u>John A.</u> |
| Date: <u>5/22/17</u> |

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 7917 and CONDITIONAL USE PERMIT NO. 3370R1 – Intent to Adopt a Negative Declaration – Applicant: Ali Mazarei – Engineer/Representative: Ali Mazarei – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly corner of Cajalco Expressway and Harvill Avenue, and westerly of the I-215 Freeway – 11.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Change of Zone proposes to change the site's current Zoning Classification from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sale of beer, wine and distilled spirits) for a new liquor store within an existing 11,800 sq. ft. building, which has a separate entrance and point of sale from the motor vehicle fuel sales.

| | |
|-------------------|---|
| TIME OF HEARING: | 9:00 am or as soon as possible thereafter. |
| DATE OF HEARING: | JUNE 21, 2017 |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501 |

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/18/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers CZ07917/CUP03370R1 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

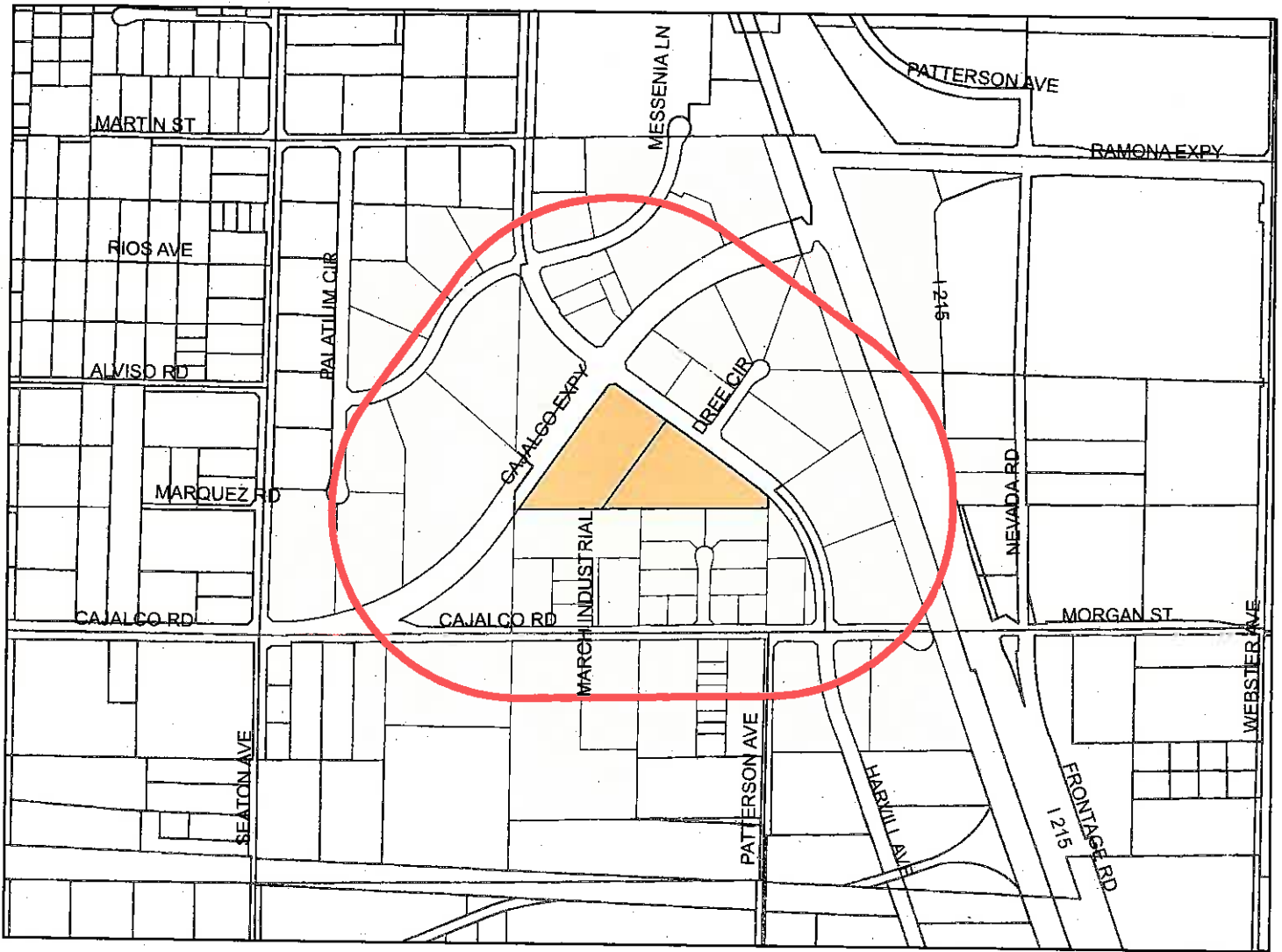
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07917 / CUP03370R1 (1000 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 317-110-006 | 317-110-072 | 317-140-036 | 317-140-037 | 317-140-005 | 317-110-028 | 317-110-039 | 317-130-016 | 317-130-020 | 317-140-015 |
| 317-110-057 | 317-110-058 | 317-110-070 | 317-110-071 | 317-160-042 | 317-160-043 | 317-140-009 | 317-100-016 | 317-100-017 | 317-100-018 |
| 317-100-019 | 317-100-020 | 317-100-021 | 317-100-022 | 317-100-023 | 317-100-024 | 317-100-029 | 317-110-020 | 317-110-062 | 317-110-066 |
| 317-110-068 | 317-110-069 | 317-110-009 | 317-110-010 | 317-110-034 | 317-140-051 | 317-110-029 | 317-110-030 | 317-110-031 | 317-110-032 |
| 317-110-040 | 317-120-020 | 317-130-030 | 317-110-035 | 317-160-021 | 317-140-035 | 317-110-037 | 317-110-038 | 317-110-041 | 317-110-042 |
| 317-110-043 | 317-110-044 | 317-110-045 | 317-110-046 | 317-110-047 | 317-110-048 | 317-110-049 | 317-110-050 | 317-110-051 | 317-120-016 |
| 317-140-052 | 317-140-049 | 317-130-034 | 317-130-035 | 317-140-038 | 317-110-004 | 317-110-008 | | | |



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: 317110004, APN: 317110004
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110039, APN: 317110039
MONA SEDRAK, ETAL
2337 NORCO DR
NORCO CA 92860

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110050, APN: 317110050
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
HHI RIVERSIDE
C/O JOE MINEO
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 317110037, APN: 317110037
SHIRLEY SABA, ETAL
41309 AVENIDA BRONA
TEMECULA CA 92591

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703



ASMT: 317120016, APN: 317120016
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317140035, APN: 317140035
RODRIGO AGUILAR
23451 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317130020, APN: 317130020
GLENN ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

ASMT: 317140036, APN: 317140036
JINESA DELFIS, ETAL
305 N CHICAGO AVE
BOLIVAR MO 65613

ASMT: 317130030, APN: 317130030
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317140037, APN: 317140037
CORA FANN, ETAL
PO BOX 292728
PHELAN CA 92329

ASMT: 317130035, APN: 317130035
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 317140038, APN: 317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

ASMT: 317140005, APN: 317140005
LISA ZUNIGA, ETAL
23113 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317140049, APN: 317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9

ASMT: 317140009, APN: 317140009
BARBARA CLOYD, ETAL
23665 CAJALCO RD
PERRIS CA 92570

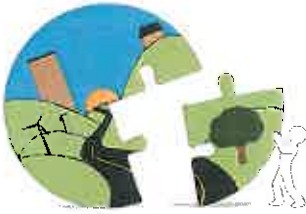
ASMT: 317140051, APN: 317140051
PREMIER MARICOPA INV
C/O HENRY J CHEN
17705 S MAIN ST
GARDENA CA 90248

ASMT: 317140015, APN: 317140015
HELEN TOTH
19543 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317140052, APN: 317140052
SUPREME
23129 CAJALCO RD
PERRIS, CA. 92570

ASMT: 317160021, APN: 317160021
ROBERT LANGE
42814 BEMAN DR
MURRIETA CA 92562





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CUP03370R1 and CZ07917/EA42901

Project Title/Case Numbers

Dionne Harris

County Contact Person

(951)955-6836

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ali Mazarei

Project Applicant

23261 Cajalco Expressway, Perris CA 92570

Address

The project site is located on the southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 Freeway

Project Location

The Change of Zone proposes to change the site's current Zone Classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to establish a Type 21 ABC license (off-sales of beer, wine and distilled spirits) liquor store in an existing 11,800-square-foot building that has a separate entrance and point of sale from the motor vehicle fuel sales

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,216.25+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42901 ZCFG06273

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1605723

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: MAZAREI ALI \$50.00
paid by: CK 10172
EA42901
paid towards: CFG06273 CALIF FISH & GAME: DOC FEE
at parcel: 23261 CAJALCO EXY PERR
appl type: CFG3

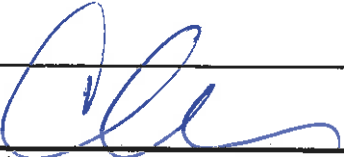
By _____ May 17, 2016 16:08
MGARDNER posting date May 17, 2016

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

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

Agenda Item No.: **4.2**
 Area Plan: Temescal Canyon
 Zoning District: Glen Ivy
 Supervisorial District: First
 Project Planner: Deborah Bradford
 Planning Commission: June 21, 2017

PLOT PLAN NO. 25719R1 and TENTATIVE
 PARCEL MAP NO. 37277
 ADDENDUM to Mitigated Negative Declaration
 for Environmental Assessment No. 42759
 Applicant: Pulsar Investment, LLC
 Engineer/Representative: Albert A Webb and
 Associates



Charissa Leach
 Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
 STAFF REPORT**

PROJECT DESCRIPTION:

The proposed project consists of Plot Plan No. 25719R1 and Tentative Parcel Map No. 32722.

PLOT PLAN NO. 25719R1 is a revision to PP25719 which was approved at the May 23, 2016 Director's Hearing. The original Plot Plan was for the construction of two (2) industrial buildings totaling 83,924 square feet within the same project area. The revised Plot Plan is to allow for the construction of four (4) industrial buildings for a total of approximately 86,646 square feet. The proposed buildings will be concrete tilt up construction with a variation of height from thirty-six (36) feet to thirty-nine feet five inches (39'5"). No specific tenants or uses are proposed at this time. The buildings could accommodate a variety of light industrial warehouse, manufacturing, and ancillary office uses that are permitted under the Specific Plan (SP176) and base zone of Medium-Manufacturing (M-M). For comparison purposes the table below illustrates the breakdown in building square footage, parking, and water quality basin for Plot Plan No. 25719R1 and the original Plot Plan No. 25719:

| SITE TABULATION: | REVISED PP BLDGS. 1-4 (PP25719R1) | ORIGINAL PP BLDGS 1&2 (PP25719) |
|---------------------------------|---|---|
| | TOTAL AREA 220,643 sf (5.06 ac) | TOTAL AREA 220,643 sf (5.06 ac) |
| BUILDING AREA | | |
| OFFICE | 15,600 sf. | 15,500 sf. |
| 2 ND FLOOR MEZZANINE | 7,800 sf. (not included as office space) | 9,000 sf. (was included as office space) |
| WAREHOUSE | 71,046 sf. | 59,424 sf. |
| TOTAL BUILDING AREA | 86,646 sf. (+2,722 sf.) | 83,924 sf |
| OFFICE PARKING (REQ'D) | 62 stalls | 98 stalls |
| WAREHOUSE PARKING (REQ'D) | 35 stalls | 31 stalls |
| LOADING DOCKS | 8 docks | 10 docks |
| TOTAL PARKING (REQ'D) | 97 stalls | 129 stalls |
| WATER QUALITY BASIN | 12,891 sf. | 12,891 sf. |

The project site is currently vacant and was previously graded under the Wild Rose Specific Plan (SP No. 176) and Tentative Parcel Map No. 28834. Access to the site would be from the terminus of Pulsar Court via an existing access easement shared with the developed property to the south. The proposed project design is consistent with the development standards of the Specific Plan. The project site is located north of Pulsar Court, south of Leroy Road, east of Temescal Canyon Road, within the Temescal Canyon Area Plan and within SP No. 176.

PROJECT DESCRIPTION, CONT'D:

TENTATIVE PARCEL MAP NO. 37272 is for a Schedule E subdivision of two parcels comprised of 5.06 acres into five (5) parcels. Parcels 1-4 range in size from 1.03 acres to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin. The proposed subdivision would allow for the construction of the proposed four industrial buildings and a water quality basin.

BACKGROUND:

AB 52 Tribal Consultation

AB 52 notification is required when a project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA) pursuant to an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND). The original project had previously gone through AB52 notification, because an Addendum will be prepared for the proposed project, new AB 52 noticing will not be required.

Sphere of Influence

This project is within the City Sphere of Influence of the City of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required under the MOU, the project was transmitted to the City, and the City was noticed of the Director's Hearing. No comments have been received as of the date of this staff report.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio), as reflected in SP No. 176 Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) as reflected in the Specific Plan No. 176 Land Use Plan (0.25-0.60 Floor Area Ratio) to the south and west, Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west
Specific Plan No.176 Land Use Plan has designated the areas to the south and west as Industrial and Business.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 176, Planning Area III-3)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, Specific Plan (SP No. 176, Planning Area III-3) to the south and west

- | | |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Single family residential to the north, vacant Land and mining to the east, vacant land and industrial to the south, industrial to the west |
| 7. Project Data: | Total Acreage: 5.06 gross and net acres Total Building Area: 86,646 square feet Total Landscape Area: 35,329 square feet |
| 8. Environmental Concerns: | See Attached Addendum. |

RECOMMENDATIONS:

CONSIDER an **ADDENDUM** for Environmental Assessment No. 42759, 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 that none of the conditions described in the California Code of Regulation, title 14 ("Stated CEQA Guidelines") Sections 15162 and 15164 exist; and,

APPROVE PLOT PLAN NO. 25719R1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37277, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (0.25-0.60 Floor Area Ratio) as reflected in the Specific Plan No. 176 Land Use Plan and is within the Temescal Canyon Area Plan.
2. The proposed development, an industrial warehouse building, is consistent with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and as reflected in the SP No. 176 Land Use Plan land use designation, which encourages industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed project entails industrial warehouses and therefore is consistent with this land use designation. In addition, the Floor Area Ratio for the proposed buildings range from 0.39 – 0.51 which is within the allowable floor area ratio.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) as reflected in the Specific Plan No. 176 Land Use Plan (0.25-0.60 Floor Area Ratio) to the south and west, and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west. The properties to the south and west are designated Industrial and Business as reflected in the SP. No. 176 Land Use Plan.
4. The Zoning Classification for the subject site is Specific Plan (SP No. 176, Planning Area III-3). Planning Area III-3 is defined as "planned for industrial use" and is therefore an industrial zone. Under SP No. 176, the uses permitted in Planning Area III-3 shall be the same as those uses permitted in Article XIa., Section 11.26 (the Manufacturing-Medium or M-M Zone) of Ordinance No.

348. Warehousing and distribution is a use permitted with approval of a plot plan in the M-M Zone, Ordinance No. 348 Section 11.26.B.1.n.

5. The proposed development for an industrial warehouse is consistent with the development standards set forth in the SP No. 176, Planning Area III-3 zone, which is based on the Manufacturing-Medium (M-M) zone pursuant to Ordinance No. 348. As applicable to SP No. 176 Planning Area III-3, these standards consist of:
- a) The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. Parcels 1-4 range in lot sizes from 1.03 acres to 1.32 acres. Parcel 5 is comprised of 0.29 acres (12,632 square feet) with an average width of 90 feet. Therefore, the proposed project complies with this development standard.
 - b) Structures shall not exceed 40 feet at the yard setback line. The proposed buildings range in height from 36 feet to 39'5". The proposed project complies with this development standard.
 - c) Prior to occupancy of any industrial use permitted, a six-foot-high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use. The northern property line of the project site is located adjacent to residentially zoned property. A six-foot-high masonry block wall currently exists and will remain on site. The proposed project complies with this development standard.
 - d) Parking Areas are required to comply with Section 18.12 of Ordinance No. 348. Based on the square footage of the buildings utilized for office and warehousing uses the applicant is required to provide a total of 62 parking spaces. The applicant is providing 97 parking spaces. The proposed project complies with this development standard.
 - e) Trash collection areas shall be screened by landscaping or architectural features so as not to be visible from a public street or residential area. The applicant is proposing trash enclosures for each of the 4 buildings proposed. The trash enclosures will be enclosed by concrete tilt up panels and metal gates painted to match the proposed buildings. The proposed trash enclosures will be located along the buildings northern elevation and will not be visible from the street or residential area to the north. The proposed project complies with this development standard. (COA 90. PLANNING.16)
 - f) Utilities will be installed underground except for electrical lines rated at 33kV or greater. The proposed project will connect with existing utilities. The project complies with this development standard.
 - g) Mechanical Equipment shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The applicant is proposing roof-mounted equipment, which will be screened by parapets incorporated into the building design and subject to Condition of Approval 80. PLANNING. 8 The project complies with this development standard.

- h) All lighting fixtures shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant is proposing wall lighting that will be hooded and directed downward. Condition of approval 10. PLANNING. 6 will also be applied to the project to ensuring compliance with this development standard.
- i) SP No. 176 Planning Area III-3 has additional development standards. These consist of:
 - a. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Where the front, side or rear yard adjoins a lot with a zoning classification other than those specified above, there is no minimum setback. The northern boundary of the project site is adjacent to R-A-1 (Residential Agricultural 1-acre lot minimum) zoned property. The rear setbacks for Buildings 2, 3, and 4 exceed 25 feet. When the front side or rear yard adjoins a lot with a zoning classification other than those noted above there is no minimum setback require as is the case with Building 1, which rear yard adjoins Building 2. The proposed project complies with this development standard.
 - b. A minimum 10-foot strip adjacent to street right-of-way lines shall be landscaped and irrigated. Landscaping along Pulsar Court and along the shared access way along the southern boundary of the project site will be landscaped. An existing tree buffer located adjacent to the northern boundary line adjacent to residentially zoned property will remain. With the incorporation of the Conditions of Approval, the proposed project complies with this development standard. (COA 10. TRANS. 5, COA 80. TRANS. 1 and 5 and, COA 90. TRANS. 9 and 10.)
 - c. Outside storage and service areas shall be screened from view. The project is consistent with this standard because the applicant is not proposing any outside storage or service areas.
- 6. The project site is surrounded by properties which are zoned Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan (SP No. 176, Planning Area III-3) to the south and west.
- 7. Similar industrial warehouse uses have been constructed and are operating in the project vicinity. This project is located within Criteria Cell 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to submit for Habitat Assessment and Negotiation Strategy at the time of the original Plot Plan submittal. HANS00426 submitted for the project site determined that no conservation is necessary and no further review is required because the site was previously graded and is generally void of vegetation and no sensitive species or habitat identified by the WRCMSHCP are anticipated to be impacted.
- 8. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment

- Domestic Water and Sewage Disposal – Condition of Approval 10. E. HEALTH. 1. states that PM37277 is proposing potable water service and sanitary sewer service from Lee Lake Water District (now known as Temescal Valley Water District). 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. With this condition the requirements of Ordinance No. 460 Section 10.10 B. and D. as it pertains to domestic water and sewage has been met.
 - Fire Protection – Condition of Approval 10. FIRE. 3. states 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. Condition of Approval 10. FIRE. 5. States that the installation of super fire hydrants providing the required fire flow per California Fire Code and Riverside County Fire Departments standards. Hydrants shall be spaced in accordance with the California Fire Code. Conditions of Approval 50. FIRE. 1, 2, 4, 5, 6, 7, 8, 9, and 10 pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area and State Responsibility Area (SRA). With these conditions of approval the requirements of Ordinance No. 460 Section 10.10 C. has been met.
 - Fences – A six-foot high chain link galvanized wire fence must be installed along any canal, drain, expressway or other feature deemed to be hazardous. The Leroy Road Storm Drain traverses the project site; however, because this drain is underground no fencing is required. The proposed Water Quality Basin meets the Riverside County's Flood Department requirements that no fencing is required along any portion of the basin that doesn't exceed a 4:1 slope ratio. If the basin exceeded the 4:1 slope ratio the area would be deemed hazardous and fencing would be required. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. E.
 - Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
11. The proposed Tentative Parcel Map No. 37277 and its design are consistent with the County's General Plan and SP No. 176 Land Use Plan. As stated in General Plan Principle VII.C.1 - industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County and provide attractive and well landscaped work environments and fit with the character of our varied communities. In addition, General Plan Principal VII. F.1.2 encourages the location of industrial uses in proximity to existing and planned rail lines, freeways, arterial highways and utilities. Tentative Parcel Map 37277 is located within the Wildrose Business Park. The project site is located within Planning Area III-3 of SP No. 176, which is an area designated for cluster type industrial development. The project is located in an area where utilities are existing and within close proximity to Temescal Canyon Road which is designated in the General Plan as an Arterial Highway.
12. The site is physically suitable for the proposed type of development and proposed density in that the project area is suitable in size and shape to accommodate the required setbacks, parking and landscaping. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, the project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed above. The overall density and lot sizes proposed

are compatible with the existing industrial land uses surrounding the project site and is consistent with the land use designations as allowed in the Specific Plan.

13. The design of Tentative Parcel Map No. 37277 is not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat because the certified Mitigated Negative Declaration prepared for PP 25719 analyzed the potential environmental impacts of the original project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts.
14. The design of the proposed map and types of improvements are not likely to cause serious public health problems because the Map is consistent with the density and development pattern in the area. Public and private right-of way improvements are consistent with the County of Riverside's road standards ensuring that circulation on and off the site will be safe. Emergency access onto the site and specific building materials, signage and fuel modification will be provided subject to the Fire Departments conditions of approvals ensuring that the public's safety in terms of fire protection will be met. Lastly, the project site has been determined to be geologically stable for the type of industrial development that ultimately will be constructed on site.
15. The design of Tentative Parcel Map No. 37277 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Two access easements, one with the development to the south and the other with the development to the west are provided to ensure adequate circulation within the project site. Vehicles will obtain primary access via Pulsar Court.
16. Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred:
 - (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 occur 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 involvements of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (3) New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of 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;

- (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 measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental effects of the Proposed Project were fully studied in EA No. 42759. The modifications to the original Plot Plan and the inclusion of Tentative Parcel Map No. 37277 for the subdivision of the 2-parcel site into 5 parcels will not result in any new significant environmental effects not identified in EA No. 42759, nor will it substantially increase the severity of the environmental effects identified in EA No. 42759. In addition, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible.

As illustrated on the Table on page 1 of this staff report, the Revised Plot Plan will not result in a substantial change to what was originally proposed. The Revised Plot Plan proposes certain changes that will reduce environmental impacts compared to the previous approval, including a reduction in parking spaces and loading docks and the overall aesthetics of the site will be enhanced due to the reduction in the mass of a developed site with 2 large building versus a site with 4 smaller building broken up by building separation, landscaping and access ways.

Environmental Assessment No. 42759 evaluated each of the environmental factors in the Appendix G checklist and found the vast majority of potential environmental impacts of the original plot plan to have no impact or a clearly less than significant impact. All of the required Environmental Factors were reviewed to determine if any new significant impacts would result due to the revisions for the Proposed Project.

The vast majority of these Environmental Factors were found to have less than significant or no impacts as a result of the original plot plan. In regards to the revisions in the PP25719R1 and PM37227, the Proposed Project, none of these conclusions would change. Many of these conclusions remain identical between the original project and the revised project due to existing conditions on the site, such as agricultural/forest land, biology resources, geology and soils, and mineral resources. These existing conditions on site will be identical resulting from disturbance and construction of buildings onsite, whether there are two buildings or four. In addition, environmental factors due to the actual project, such as aesthetics, air quality, greenhouse gas emissions, hazards/hazardous material, land use/planning, public services, recreation, transportation/traffic, and utilities/service systems will result in a negligible change at most, and in terms of aesthetics a positive impact.

PP25719 required mitigation for three types of environmental factors to reduce impacts relating to paleontological resources, flooding, and noise to a level of less than significant. Further review in support of PP25719R1/PM37277 has determined that a mitigation for paleontological resources is no longer necessary because the site has been graded, and therefore that mitigation measure is being deleted and replaced with standard conditions of approval for paleontological resources, and impacts to paleontological resources will remain less than significant.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP No. 176, Planning Area III-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

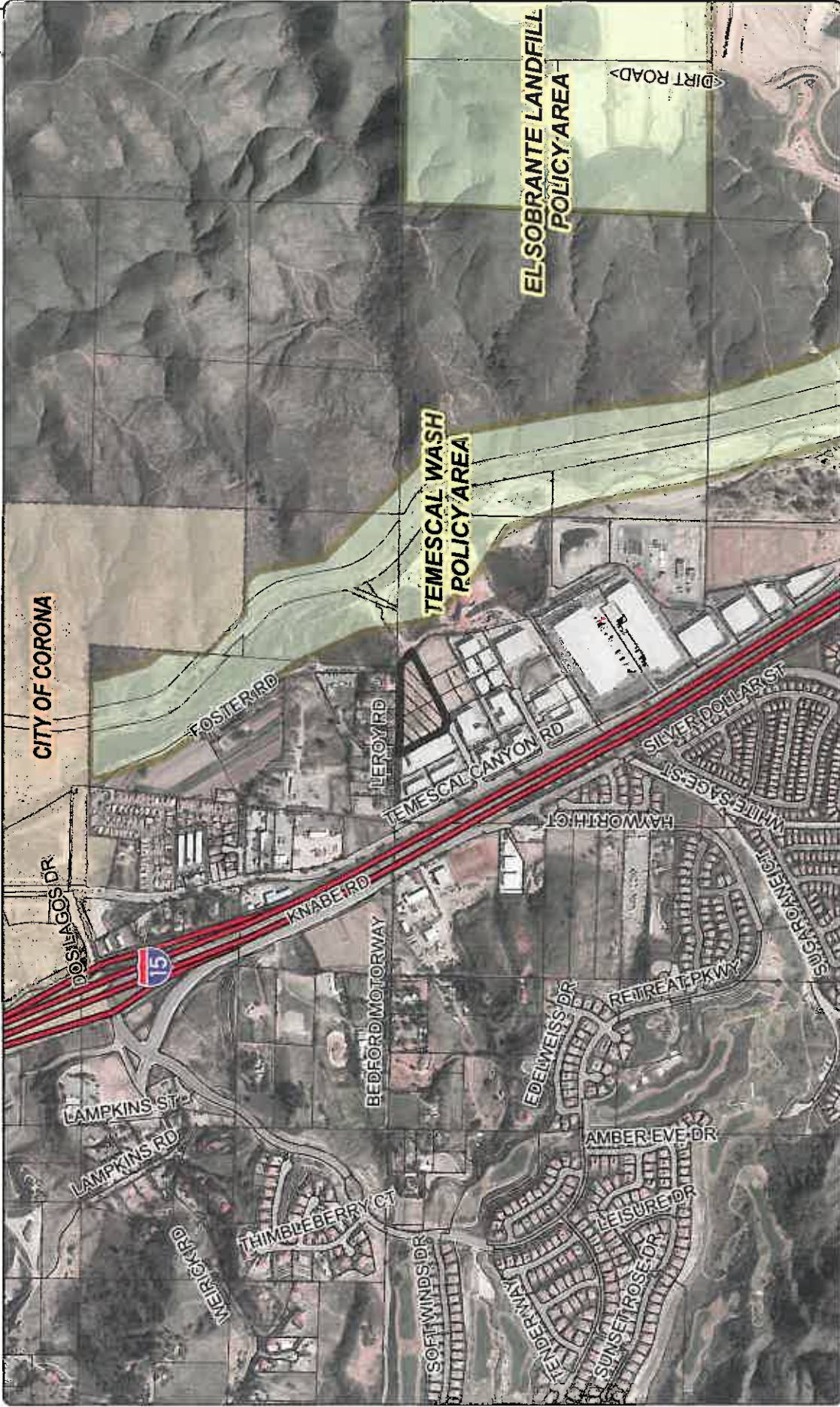
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain,
 - b. An area drainage plan;
 - c. A County Service Area;
 - d. An Agricultural Preserve; or
 - e. An Airport Influence Area .
3. The project site is located within:
 - a. The City of Corona sphere of influence;
 - b. WRMSHCP Cell Group E; and
 - c. WRMSHCP Criteria Cell Group 2827;
 - d. The boundaries of the Corona-Norco Unified School District;
 - e. A Very High and High Fire Hazard Severity Zone;
 - f. An area susceptible to subsidence;
 - g. Is within ½ mile of an unnamed fault in the Elsinore Fault Zone;
 - h. A high sensitivity area for paleontological resources;
 - i. The Lake Mathews Dam inundation area; and
 - j. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Nos. 283-440-030 and 283-440-032.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25719R1 PM37277
VICINITY/POLICY AREAS

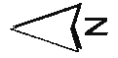
Supervisor: Jeffries
 District 1

Date Drawn: 04/07/2017
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan includes different types of land use than is provided for in the Riverside County Zoning Ordinance. The new General Plan is available at <http://www.riversidecounty.net/Planning/Planning%20Department/Planning%20Department%20-%20Home>. The new General Plan is available at <http://www.riversidecounty.net/Planning/Planning%20Department/Planning%20Department%20-%20Home>.

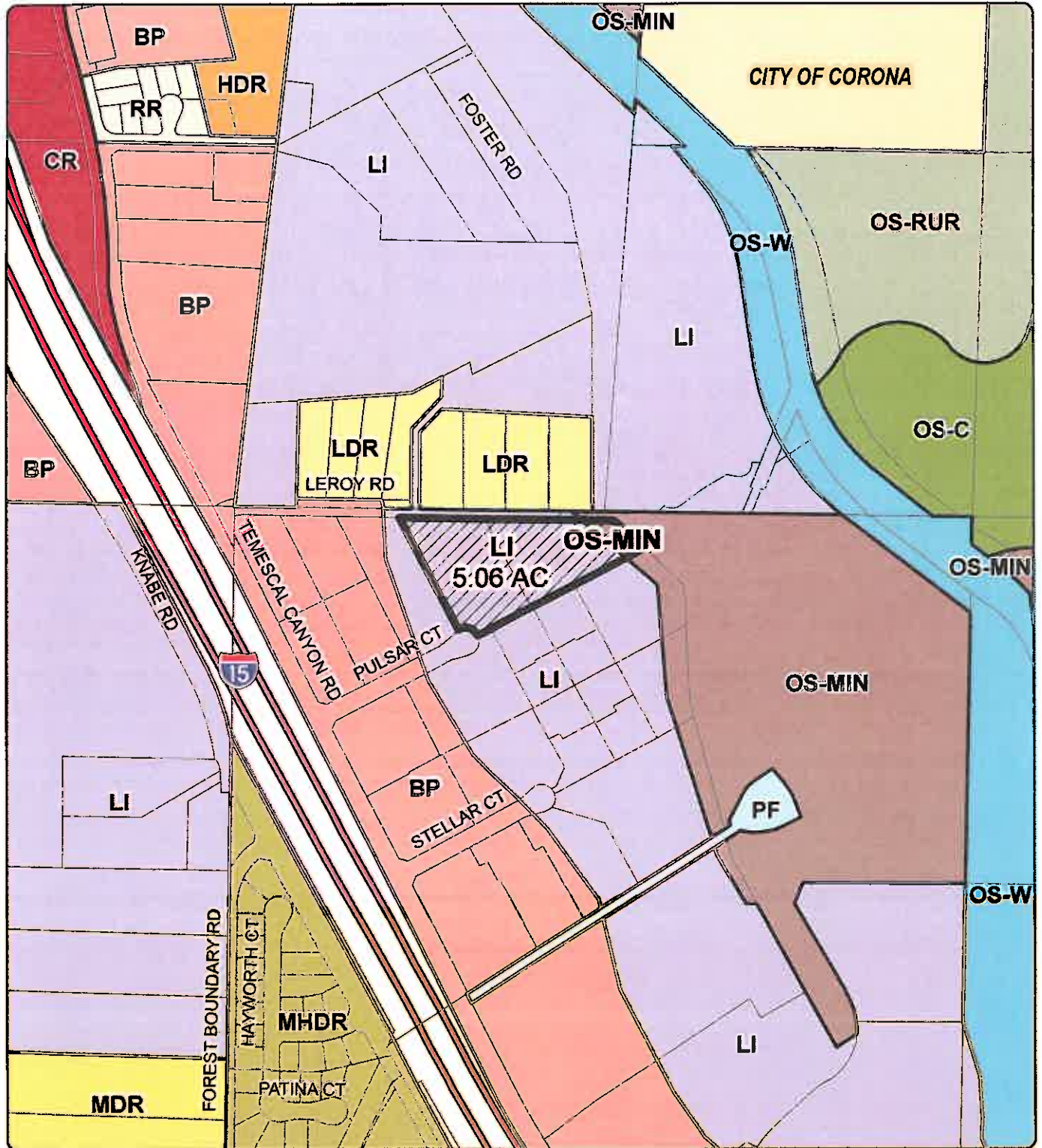
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25719R1 PM37277

EXISTING GENERAL PLAN

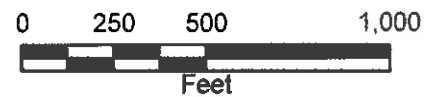
Supervisor: Jeffries
District 1

Date Drawn: 04/07/2017
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



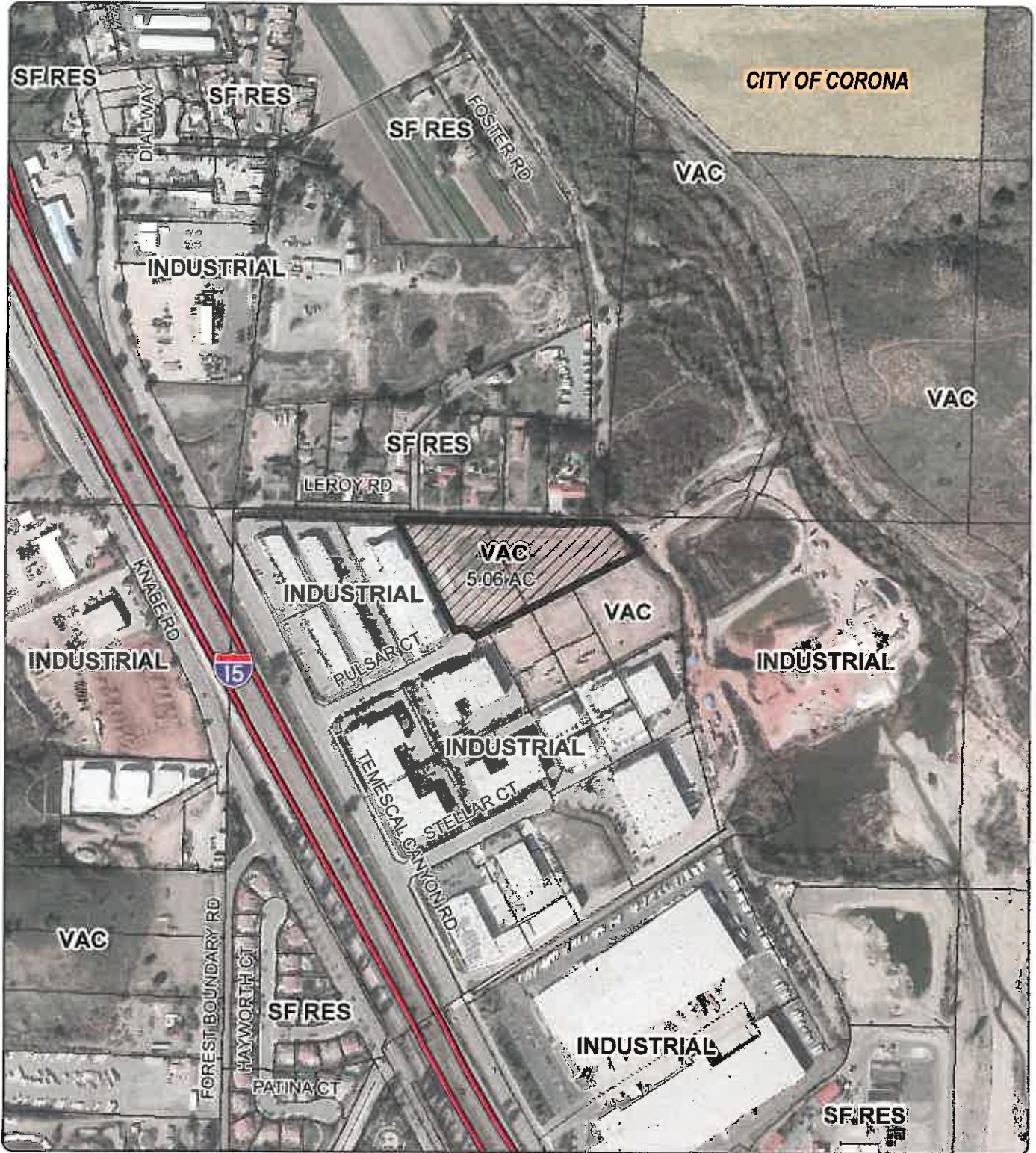
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rctdima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25719R1 PM37277

Supervisor: Jeffries
District 1

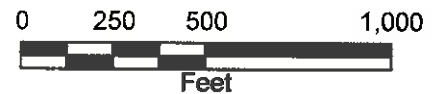
Date Drawn: 04/07/2017
Exhibit 1

LAND USE



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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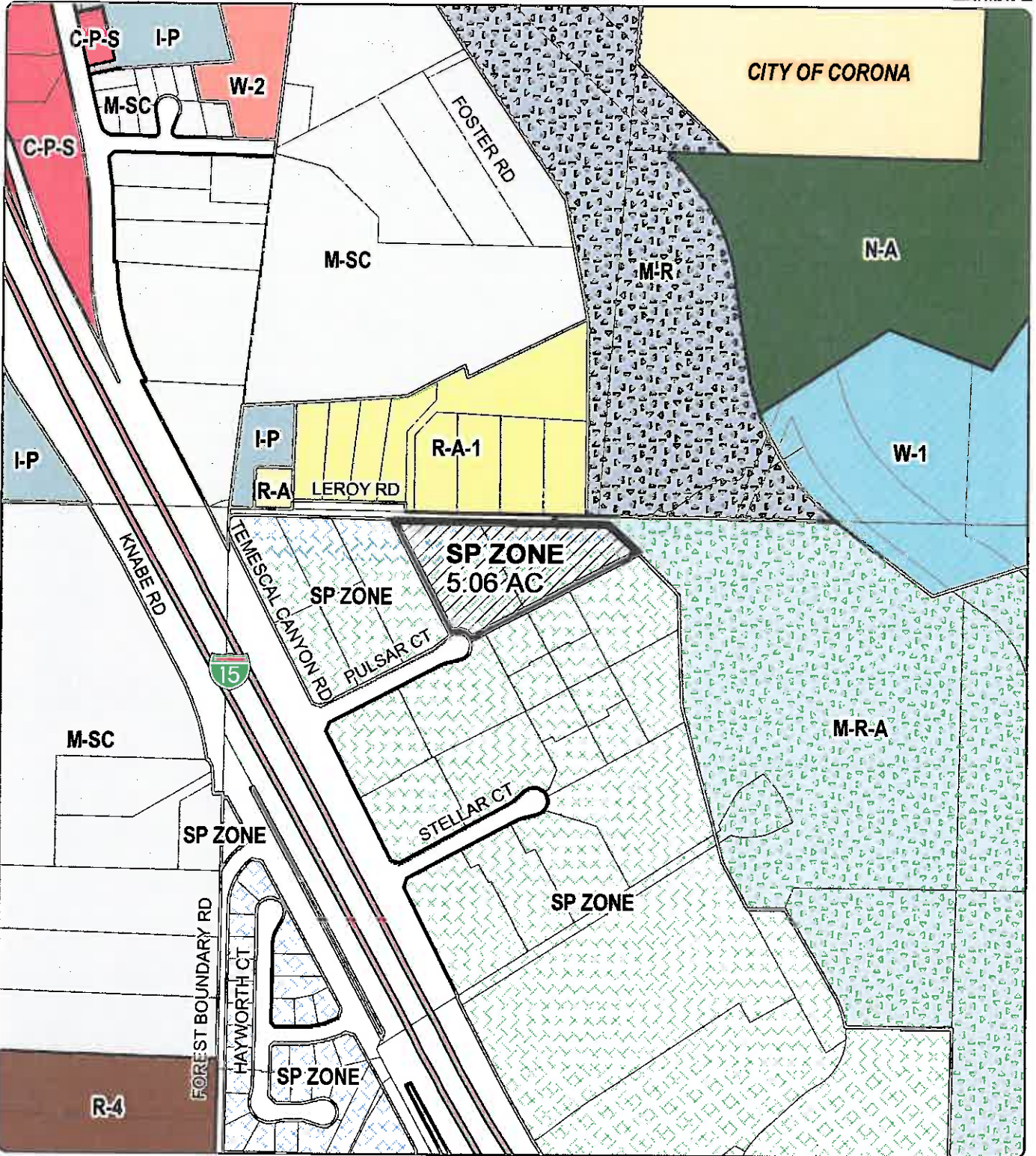
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25719R1 PM37277

Supervisor: Jeffries
District 1

Date Drawn: 04/07/2017
Exhibit 2

EXISTING ZONING



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planinfo.rctdma.org>

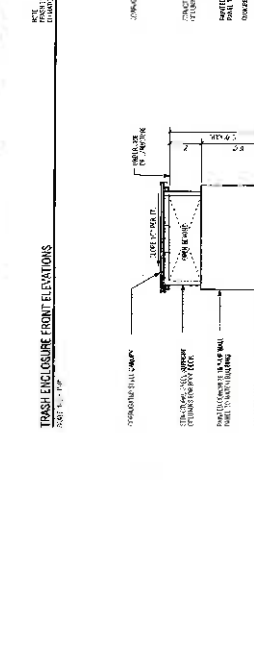
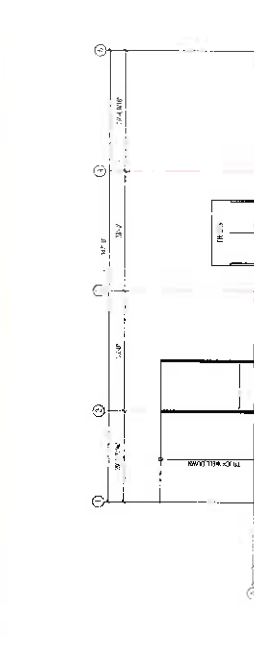
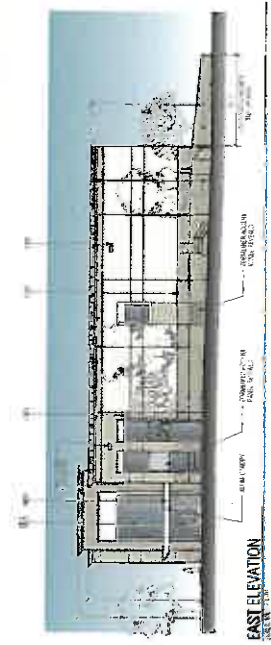
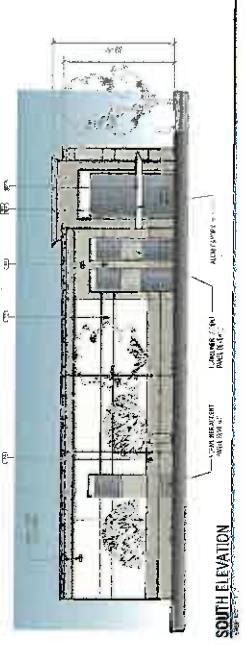
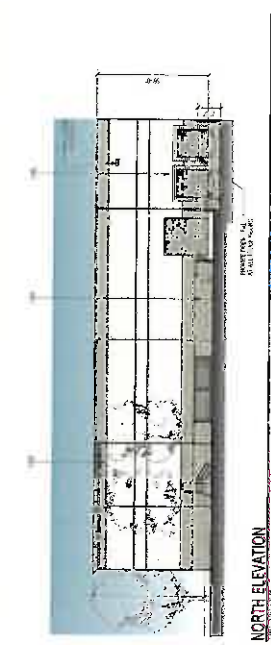
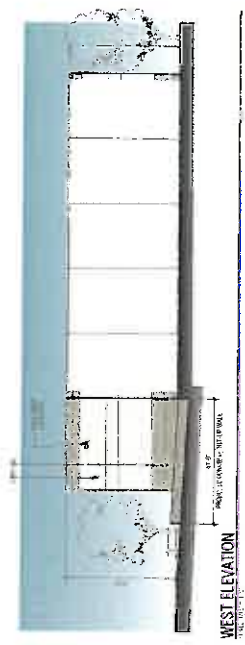
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FINISH SCHEDULE

| NO. | FINISH | LOCATION |
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| 1 | PAINT | INTERIOR WALLS |
| 2 | PAINT | INTERIOR CEILING |
| 3 | PAINT | EXTERIOR WALLS |
| 4 | PAINT | EXTERIOR CEILING |
| 5 | PAINT | EXTERIOR FLOOR |
| 6 | PAINT | EXTERIOR ROOF |
| 7 | PAINT | EXTERIOR TRIM |
| 8 | PAINT | EXTERIOR SIGNAGE |
| 9 | PAINT | EXTERIOR LIGHT FIXTURES |
| 10 | PAINT | EXTERIOR VENTILATION |
| 11 | PAINT | EXTERIOR DOORS |
| 12 | PAINT | EXTERIOR WINDOWS |
| 13 | PAINT | EXTERIOR STAIRS |
| 14 | PAINT | EXTERIOR RAMP |
| 15 | PAINT | EXTERIOR DRIVEWAY |
| 16 | PAINT | EXTERIOR PAVEMENT |
| 17 | PAINT | EXTERIOR CURB |
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| 19 | PAINT | EXTERIOR DOWNSPOUT |
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POWER SCHEDULE

| NO. | DESCRIPTION | LOCATION |
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| 2 | POWER | INTERIOR CEILING |
| 3 | POWER | EXTERIOR WALLS |
| 4 | POWER | EXTERIOR CEILING |
| 5 | POWER | EXTERIOR FLOOR |
| 6 | POWER | EXTERIOR ROOF |
| 7 | POWER | EXTERIOR TRIM |
| 8 | POWER | EXTERIOR SIGNAGE |
| 9 | POWER | EXTERIOR LIGHT FIXTURES |
| 10 | POWER | EXTERIOR VENTILATION |
| 11 | POWER | EXTERIOR DOORS |
| 12 | POWER | EXTERIOR WINDOWS |
| 13 | POWER | EXTERIOR STAIRS |
| 14 | POWER | EXTERIOR RAMP |
| 15 | POWER | EXTERIOR DRIVEWAY |
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| 18 | POWER | EXTERIOR GUTTER |
| 19 | POWER | EXTERIOR DOWNSPOUT |
| 20 | POWER | EXTERIOR LIGHT POLE |
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| 90 | POWER | EXTERIOR WINDOW MOUNTING |
| 91 | POWER | EXTERIOR STAIR MOUNTING |
| 92 | POWER | EXTERIOR RAMP MOUNTING |
| 93 | POWER | EXTERIOR DRIVEWAY MOUNTING |
| 94 | POWER | EXTERIOR PAVEMENT MOUNTING |
| 95 | POWER | EXTERIOR CURB MOUNTING |
| 96 | POWER | EXTERIOR GUTTER MOUNTING |
| 97 | POWER | EXTERIOR DOWNSPOUT MOUNTING |
| 98 | POWER | EXTERIOR LIGHT POLE MOUNTING |
| 99 | POWER | EXTERIOR SIGN MOUNTING |
| 100 | POWER | EXTERIOR LIGHT FIXTURE MOUNTING |



Plot Plan No. 25719R1

Conditions of Approval

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of four industrial buildings totaling 86,768 square feet, (Building 1- 21,422 sq.ft., Building 2 - 21,007sq. ft., Building 3 - 23,857 sq. ft., and Building 4 - 20,360 sq. ft.)and a water quality basin comprised of 12,891 square feet.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25719R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25719R1 dated March 24, 2017.

APPROVED EXHIBIT B = Elevations and Floor Plans for Buildings 1 -4, dated March 24, 2017.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WID# 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

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10. GENERAL CONDITIONS

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

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES (cont.) RECOMMND
 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.

10.BS GRADE. 25 SP-ALL CLEARNC'S REQ'D B-4 PMT DRAFT

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.

BS PLNCK DEPARTMENT

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

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

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10. GENERAL CONDITIONS

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

In residential applications, each separate structure will require a separate building permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
(949)553-0666

Noise Study: Noise Impact Analysis, Pulsar Court Industrial Project, County of Riverside, CA (project#KNO1501), March 2015.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25719R1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 6, 2017 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

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

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

PP25719R1 is proposing potable water service and sanitary sewer service from Lee Lake Water District (now known as Temescal Valley Water District). 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

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10. GENERAL CONDITIONS

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

under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit is required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval.

10.FIRE. 3 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 USE-#005-BUILDING MATERIAL RECOMMND

All buildings shall be constructed with Class B building material as per the California Building Code.

10.FIRE. 5 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 6 USE* -#23-MIN REQ FIRE FLOW RECOMMND

Provide the minimum required fire flow in accordance with the California Fire Code and Riverside County Fire Department standards.

10.FIRE. 7 USE-#20-SUPER FIRE HYDRANT RECOMMND

Provide super fire hydrants (6"x4"x 2-2 1/2") spaced in accordance with the California Fire Code.

10.FIRE. 8 USE-#89-KNOX BOX RECOMMND

Install a Knox rapid entry box on the outside of all buildings.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

Gates providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Revised Plot Plan (PP) 25719 (R1) is a proposal to construct four industrial buildings on a 5.07 acres in the El Cerrito/Temescal Canyon area. The project site is located at the eastern terminus of Pulsar Court, approximately 600 feet east of Temescal Canyon Road. Leroy Road bounds the site to the north. The property is part of the Wild Rose Specific Plan No.176 and is Parcel 5 and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Parcel 6 of Parcel Map (PM) 28834. This project is being processed concurrently with Parcel Map (PM) 37277, which is a proposal for a Schedule B subdivision of the same site.

All of the necessary flood control improvements have been constructed as part of PM 28834. Temescal Creek - Leroy Road Storm Drain (project no. 2-0-00497/drawing no. 2-0336), which is an existing drainage facility maintained by the District, traverses the northerly boundary of the site outside the Leroy Road right-of-way. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. The existing easement for this facility traverses the site and must be kept free of buildings and obstructions. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances.

A revised copy the preliminary water quality management plan (WQMP) for Revised Plot Plan 25719 project has been received by the District for review on March 3, 2017. The preliminary WQMP proposes the use of a bioretention basin, pervious pavement and lined bioretention/treatment planters along the buildings to mitigate the impacts to water quality this project would generate. The majority of the onsite stormwater runoff drains to the bioretention basin in Remainder Parcel, while making good use of pervious pavement in some of the parking area and only the remaining roof sections drain to the lined bioretention planters. The District accepts this mitigation proposal only because this project is an "infill project" and the DMA A and B are found to have infiltration infeasibility. Since this infill project discharges into Leroy Storm Drain, which discharges directly into Temescal Canyon Wash, this project is exempt from Hydrologic Condition of Concern (HCOC) mitigation.

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10. GENERAL CONDITIONS

PLAN DEPARTMENT

10.PLAN. 1

USE - OPERATION TRUCK REQS

RECOMMND

Tenant/operators shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenant/operators shall maintain records on its fleet equipment and ensure that all Heavy-Heavy Duty Trucks (HHD) accessing the project site shall comply with the following:

A. 100% of the heavy duty diesel trucks accessing the site shall use 2010 engines, or newer.

B. Applicant shall stipulate this condition of approval in writing to tenants so that the tenant and/or operator shall fulfill the terms and conditions of this condition of approval.

C. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept onsite during construction and subject to inspection by the County.

D. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and copressors where feasible, to reduce the need for diesel powered electric generators.

Developer, all successors to the Developer, and any tenant of the project shall implement the following to reduce emission from onssite heavy duty trucks within six months of occupancy:

(1) Post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.

(2) Post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California air Resources Board to report violations.

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10. GENERAL CONDITIONS

10.PLAN. 1 USE - OPERATION TRUCK REQS (cont.)

RECOMMND

(3) Developer, all successors to the Developer and all tenants of the project will ensure that site enforcement staff in charge of monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources board approved courses (such as the free one-day Course #512)

(4) Developer and all successors shall include the provisions of this condition of approval in all leases so that all tenants shall fulfill the terms and conditions of this condition of approval.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02531 ACCEPTED

RECOMMND

County Geologic Report (GEO) No. 2531, submitted for the project (PP25719R1/PM37277) was prepared by RMA Group and is entitled: "Geotechnical Investigation for Proposed Light Industrial Development, Pulsar Court Industrial Site, APN 283-440-005, 006, Corona, CA", dated December 30, 2014. In addition, the applicant has submitted the following report:

"Geotechnical Report of Observation and Testing During Phase 3 Grading for Parcels 4 through 7 and Storm Drain Easement North of Parcel 8 and 9, Proposed Wild Rose Business Park at Pulsar Court, East of Temescal Canyon Road and South of Leroy Road, Riverside County, California", dated April 7, 2006.

This document is herein incorporated in GEO02531.

GEO02531 concluded:

1. Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the property, surface fault rupture within the site is considered unlikely.
2. Due to the low gradient of the site, the potential for seismically induced landsliding is nil.
3. According to the Riverside County Land Information System, the site is located in an area of "very low" liquefaction potential. In addition the site is underlain by approximately 10 feet of compacted fill and very dense

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02531 ACCEPTED (cont.)

RECOMMND

older alluvium, therefore, the hazard from liquefaction is judged to be unlikely.

4.Total seismically induced settlement is estimated to be 1.2 inches, and differential seismic settlement may be taken as one-half of the total settlement.

5.According to the Federal Emergency Management Agency the site is located within Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

6.Slope stability calculations indicate that a potential failure surface extending from the bottom of the proposed water quality basin to the toe of slope to the east side of the site is seismically stable when soils are dry, but that the slope is unstable when soils are saturated.

Recommendations are presented in Section 3.21 of the report.

GEO02531 recommendations:

1.All vegetation, trash and debris should be cleared from the grading area and removed from the site.

2.Prior to placement of compacted fills, all non-engineered fills and older alluvium will need to be removed down to competent bedrock.

3.Removals should extend to at least the elevations of the top of the compacted fill shown in the NMG geotechnical grading report. Once this surface is reached, field density testing should be performed to verify the moisture content and a relative density of 90% or greater.

4.It is possible the alluvial soils might be exposed on the east side of the site in the vicinity of the existing desilting basin. Should that occur, removal should extend to competent natural ground as determined by the geotechnical engineer's field representative. In general, the in-place density of the native soils should have an in-situ relative compaction of 85% or greater, or otherwise approved by the soils engineer.

GEO No. 2531 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2531 is hereby accepted for Planning Department 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 review 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. 2 SP- PROJ PA STANDARDS

RECOMMND

This implementing project is within Planning Area III-3 of the SPECIFIC PLAN No. 176 (Wildrose Specific Plan). Accordingly, this project is subject to these development standards:

1. Industrial buildings must conform substantially to the design guidelines on page IV-8 subsection C. Industrial and Business Park Guidelines of the Architectural Design Guidelines of SPECIFIC PLAN No. 176.

10.PLANNING. 4 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. 5 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. 6 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. 7 USE- COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this

plot plan shall be limited to the hours of 7:00a.m. to 10:00 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis.

10.PLANNING. 10 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Industrial Uses:

1 space/250 sq.ft. of office area

1 space/2,000 sq. ft. of warehouse area

If uses other than office or warehouse are proposed in the amounts as shown on the APPROVED EXHIBIT A, further analysis that adequate parking is provided by the project may be required.

10.PLANNING. 11 USE- LIMIT ON SIGNAGE RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance no. 348.

10.PLANNING. 12 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.

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 16 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21 USE - NO SECOND FLOOR RECOMMND

The approved Plot Plan allows for the construction of 4 industrial buildings each with an office space and a second floor mezzanine. No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Four industrial buildings were approved each have a 2nd story mezzanine that covers approximately 50% of the floor area of each building as a part of this permit.

10.PLANNING. 22 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE- BUSINESS LICENSING RECOMMND

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

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 28 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. 29 USE - CEASED OPERATIONS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 35 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 36 USE - COMPLY WITH NPDES (1) RECOMMND

Since this project is one (1) acre or more, the 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. 37 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 38 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE- PERMIT SIGNS (cont.)

RECOMMND

only) of Ordinance No. 348.

10.PLANNING. 41 USE - 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 procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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. 42 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

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10. GENERAL CONDITIONS

10.PLANNING. 42

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 measures acceptable to the landowner, the landowner or his

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

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. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - LOW PALEO (cont.)

RECOMMND

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - LOW PALEO (cont.) (cont.) RECOMMND

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. 44 USE- Construction Noise Mit RECOMMND

Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.

2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

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

4. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

10.PLANNING. 45 USE - PRESERVE NATIVE TREES RECOMMND

The existing oak tree located within the southeast corner on the subject property shall remain and be subject to the Riverside County Oak Tree Management Guidelines and shall be shown on the approve landscape plans.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Pulsar Court since adequate right-of-way exists per PM 210/66-69.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

WASTE DEPARTMENT

10.WASTE. 1 USE- HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

10.WASTE. 2 USE AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with 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.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE- AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within 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.

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.

TRANS DEPARTMENT

20.TRANS. 1 USE - LC ANL LNDSCPNG INSPC

RECOMMND

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE - LC ANL LNDSCPNG INSPC (cont.)

RECOMMND

inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of 4 hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 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.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant type, location, and spacing requirements and provide the required fire flow. Plans shall be signed/approved by a registered civil engineer and the local water company with the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 USE-#75-WATER PLANS (cont.) RECOMMND

following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

60.FIRE. 2 USE-#24-FUEL MODIFICATION RECOMMND

The applicant or developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include but not be 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; e) An owners' association or appropriate responsible party shall be responsible for maintenance of all fire protection measures within the open space areas.

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 SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 3 USE 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

PLANNING DEPARTMENT

60.PLANNING. 7 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five 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. 15 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No.25719R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - GEOTECH OF RECORD LETTER RECOMMND

THE APPROVED RMA GROUP REPORT WAS PREPARED FOR A PREVIOUS OWNER AND OLDER PLOT PLAN. THE CURRENT DEVELOPER SHALL SUBMIT A LETTER FROM THE CURRENT GEOTECHNICAL ENGINEER OF RECORD STATING THAT THE LATEST PLANS HAVE BEEN REVIEWED AND THE RECOMMENDATIONS FROM THE RMA REPORT REMAIN VALID.

TRANS DEPARTMENT

60.TRANS. 1 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE (cont.) RECOMMND
service for this project.

80.E HEALTH. 2 USE - WALL HEIGHTS PER NOISE RECOMMND
Please reference Noise Review written by Steve Uhlman on February 6, 2017 for details about wall heights for proper noise mitigation to sensitive receptors.

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION RECOMMND
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow as required by the California Fire Code and Riverside Coutny Fire Department standards. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant type, location, and spacing, and the system shall meet fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT PLANS (cont.) RECOMMND

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 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. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 15 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LIGHTING PLANS (cont.) RECOMMND

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. 23 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25719R1, 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. 24 MAP SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

NOTE:

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

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

NOTE: Before you prepare the street improvement plan(s), please review the Improvement Plan Check Policies and Guidelines from the Transportation Department website:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

80.TRANS. 5 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Pulsar Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - UTILITY PLAN

RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

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

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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 Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#77-SUPER FH/FLOW RECOMMND

Provide approved super fire hydrants (6"x4"x2-2 1/2") providing the required fire flow.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13, the California Fire Code, and Riverside County Ordinance. The project structural engineer shall certify

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

(wet signature) the stability of the building for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Fire Sprinkler Monitoring System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for information.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

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

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

If conditioned for a Water Quality Management Report

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE BMP - EDUCATION (cont.) RECOMMND

(WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLAN DEPARTMENT

90.PLAN. 29 USE - DAM INUDATION DISCLOSUR RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-256)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLAN. 29 USE - DAM INUDATION DISCLOSUR (cont.) RECOMMND

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 Matthews Dam.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of ninty seven (97) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of eight (8) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum

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90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6 USE- LOADING SPACES RECOMMND

A minimum of eight(8) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack shall be located at each building and will provide a minimum of 2 spaces per building (total of 8 spaces) and shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 13 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 14 USE- WALL/BERM REQUIRED

RECOMMND

A minimum six (6) foot high decorative block wall or combination landscape earthen berm and decorative block wall shall be constructrd along the project's northern boundary in accordance with the recommendations of the project's noise study.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 16 USE- TRASH ENCLOSURES

RECOMMND

A total of Four(4) trash enclosure[s] which are adequate to enclose a minimum of two(2) bin[s]at each building shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block (painted to match buildings) with a solid gate and roof cover which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE- TRASH ENCLOSURES (cont.) RECOMMND

minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the 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 thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 22 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE (cont.) RECOMMND

deferred until the final phase.

90.PLANNING. 26 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres gross in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE- EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking areas shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE- EXTENDED TRUCK IDLING (cont.) RECOMMND

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 29 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. 25719R1 is calculated to be 5.06 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. 30 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25719R1 has been calculated to be 5.06 net acres.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 31 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42759. The Planning Director may require inspection or other monitoring to ensure such compliance.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping.
- (2) Streetlights.

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Pulsar Court.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 10 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Pulsar Court.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

Parcel Map No. 37277

Conditions of Approval

PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide two parcels (total of 5.06 acres) into five (5) parcels. Parcels 1-4 range in size from 1.03 to 1.32 acres and will allow for the development of 4 industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin per PP25719R1.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No.37277 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37277 dated May 17, 2017.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 MAP - 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,

PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) (cont.) RECOMMND
ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND
Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND
Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES RECOMMND
Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND
PM37277 (related to PP25719R1) is proposing potable water service and sanitary sewer service from Lee Lake

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

Water District (now known as Temescal Valley Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 3 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 5 MAP - FIRE FLOW RECOMMND

Install super fire hydrants (6" X 4" X 2-2 1/2") providing the required fire flow per California Fire Code and Riverside County Fire Department standards. Hydrants shall be spaced in accordance with the California Fire Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map (PM) 37277 is a proposal for a Schedule B subdivision of 5.07 acres for industrial use in the El Cerrito/Temescal Canyon area. The project site is located at the eastern terminus of Pulsar Court, approximately 600 feet east of Temescal Canyon Road. Leroy Road bounds the

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PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

site to the north. The property is part of the Wild Rose Specific Plan No.176 and is Parcel 5 and Parcel 6 of Parcel Map 28834. This project is being processed concurrently with Revised Plot Plan (PP) 25719 (R1), which is a proposal to construct four industrial buildings on the same site.

This project is part of SP 176 and Parcel Map 28834. All the flood control improvements have been constructed as part of this parcel map. Temescal Creek - Leroy Road Storm Drain (project no. 2-0-00497/drawing no. 2-0336) is an existing drainage facility maintained by the District that traverses the northerly boundary of the site outside the Leroy Road right-of-way. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. The existing easement for this facility shall be shown on the final map and must kept free of buildings and obstructions. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances.

Remainder Parcel is a "common parcel". The exhibit for Revision 1 Plot Plan 25719 shows a water quality basin occupying this parcel. It is assumed the water quality basin is to mitigate the impacts to water quality the development of this project would generate. The specific details for the design of the BMPs shall be addressed with the associated Plot Plan 25719 R1.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - GEO02531 ACCEPTED

RECOMMND

County Geologic Report (GEO) No. 2531, submitted for the project (PP25719R1/PM37277) was prepared by RMA Group and is entitled: "Geotechnical Investigation for Proposed Light Industrial Development, Pulsar Court Industrial Site, APN 283-440-005, 006, Corona, CA", dated December 30, 2014. In addition, the applicant has submitted the following report:

"Geotechnical Report of Observation and Testing During

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - GEO02531 ACCEPTED (cont.)

RECOMMND

Phase 3 Grading for Parcels 4 through 7 and Storm Drain Easement North of Parcel 8 and 9, Proposed Wild Rose Business Park at Pulsar Court, East of Temescal Canyon Road and South of Leroy Road, Riverside County, California", dated April 7, 2006.

This document is herein incorporated in GEO02531.

GEO02531 concluded:

1. Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the property, surface fault rupture within the site is considered unlikely.
 2. Due to the low gradient of the site, the potential for seismically induced landsliding is nil.
 3. According to the Riverside County Land Information System, the site is located in an area of "very low" liquefaction potential. In addition the site is underlain by approximately 10 feet of compacted fill and very dense older alluvium, therefore, the hazard from liquefaction is judged to be unlikely.
 4. Total seismically induced settlement is estimated to be 1.2 inches, and differential seismic settlement may be taken as one-half of the total settlement.
 5. According to the Federal Emergency Management Agency the site is located within Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.
 6. Slope stability calculations indicate that a potential failure surface extending from the bottom of the proposed water quality basin to the toe of slope to the east side of the site is seismically stable when soils are dry, but that the slope is unstable when soils are saturated.
- Recommendations are presented in Section 3.21 of the report.

GEO02531 recommendations:

1. All vegetation, trash and debris should be cleared from the grading area and removed from the site.
2. Prior to placement of compacted fills, all non-engineered fills and older alluvium will need to be removed down to competent bedrock.
3. Removals should extend to at least the elevations of the top of the compacted fill shown in the NMG geotechnical grading report. Once this surface is reached, field density testing should be performed to verify the moisture

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02531 ACCEPTED (cont.) (cont.) RECOMMND

content and a relative density of 90% or greater.
4.It is possible the alluvial soils might be exposed on the east side of the site in the vicinity of the existing desilting basin. Should that occur, removal should extend to competent natural ground as determined by the geotechnical engineer's field representative. In general, the in-place density of the native soils should have an in-situ relative compaction of 85% or greater, or otherwise approved by the soils engineer.
GEO No. 2531 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2531 is hereby accepted for Planning Department 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

10.PLANNING. 2 MAP- MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule 'B', unless modified by the conditions listed herein.

10.PLANNING. 3 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. 8 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

PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 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 SP zone Section 17.35 of Ordinance No. 348.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 10 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 25 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 [the/each] lot is 75 feet.
- g. The maximum height of any building is 40 feet.
- h. The size of parcel 1 is 1.03 acres, parcel 2 is 1.32 acres, parcel 3 is 1.24 acres, parcel 4 is 1.17 acres and Parcel 5 is 0.29 acres.

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

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

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

The fee shall be paid for each residential unit to be

PARCEL MAP Parcel Map #: PM37277

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10. GENERAL CONDITIONS

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

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. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 13 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 15 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. 17 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 procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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. 18 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 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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

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. 19 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LOW PALEO (cont.)

RECOMMND

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.

10.PLANNING. 21 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 21

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

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10. GENERAL CONDITIONS

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, 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 unacceptablility may require the map to be resubmitted for further consideration. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Pulsar Court since adequate right-of-way exists per PM 210/66-69.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP- MAPS -PHASE BY NEW PERMIT

RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-BUILDING MATERIAL RECOMMND

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.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

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

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

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

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 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

flammable walls along common boundaries between rear yards and open space. d) An owners' association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 8 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 9 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 10 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

engineer and include the appropriate plan check fee.

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

Temescal Creek - Leroy Road Storm Drain is an existing drainage facility maintained by the District that traverses the site outside the Leroy Road right-of-way. The easement for this facility shall be shown on the final map. Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP 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.

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:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

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

B. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SPECIFIC PLAN NO.176 zone, and with the Riverside County General Plan.

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. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 21 MAP*- ECS NOTE SURFACE MINING DRAFT

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

"Lot No[s]. ____, as shown on this map [is][are] located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lot[s] may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 600 feet of a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP*- ECS NOTE SURFACE MINING (cont.) DRAFT

surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 23 MAP- ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of _____ 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. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is 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 'water quality basin', more particularly described on Exhibit 'A' as,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Parcel 5, attached hereto, and shall not sell or transfer the 'water quality basin; ' 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 'water quality basin', 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 'water quality basin ' 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP*- ECS AFFECTED LOTS

DRAFT

In accordance with Section 9.5. 12. of Ordinance No. 460,
the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

nvironmental Constraint Sheet affecting this map is on file
in the Office of the Riverside County Surveyor in E.C.S.
Book ____, Page ____. [This affects [Lot] [Parcels] No(s).
_____] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP- CC&R RECIPROCAL EASEMNT

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
review; and (b) the land divider shall submit copies of the
following documents to the Planning Department for
concurrent review along with any condition review fee; and
(c) the documents to be submitted by the land divider to
the Office of the County Counsel shall include all of the
following:

1. A cover letter identifying the project for which
approval is sought referencing the Planning Department case
number;

2. A copy AND an original wet signed, notarized grant
of reciprocal easement document, which includes, but is not
necessarily limited to, both a legal description of the
boundaries of the reciprocal easement and a scaled map or
diagram of such boundaries, both signed and stamped by a
California registered civil engineer or licensed land
surveyor;

3. A sample document conveying title to the purchaser
of an individual lot or unit which provides that the grant
of reciprocal easement is incorporated therein by
reference; and

4. A deposit equaling three (3) hours at the current
hourly rate for the Review of Covenants, Conditions and
Restrictions as established pursuant to Ordinance No. 671
at the time the above documents are submitted for review by
the Office of the County Counsel.

The grant of reciprocal easement document submitted for
review shall (a) provide for no limit to the term of years

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP- CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-4 on property known as Pulsar Industrial Court, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, th following provision shall apply:

This Grant of Reciprocal Easement 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 reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reiprocal easement document 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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREETLIGHT PLAN

RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

50.TRANS. 2 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. 3 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) Streetlights on Pulsar Court.

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG RECOMMND

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

60.BS GRADE. 2 MAP - NPDES/SWPPP RECOMMND

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

Additionally, at the time the county adopts, as part of any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP (cont.)

RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 14 MAP - SWPPP REVIEW

RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- PARCEL MAXIMUM GRADING DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of _____ percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 4 MAP- IDENTIFY SPECIMEN TREES DRAFT

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify the existing oak tree located within the southeast portion of the site designated as Parcel 5 which is to be preserved, and shall be identified on the FINAL MAP. The retained oak tree shall be noted on approved landscaping plans.

60.PLANNING. 10 MAP - OAK TREE PRESERVATION RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 15 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 5.06 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. 16 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 23 MAP - PALEO PRIMP/MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

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

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

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

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

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

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

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your building permits,provide written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Provide a water verification letter from the water district showing the location of fire hydrants and fire flow.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP- ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibits A, B and C per PP25719R1.

80.PLANNING. 4 MAP- COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B of PP25719R1.

80.PLANNING. 5 MAP- PARKING SPACES RECOMMND

A minimum of ninety-seven(97) parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP25719R1 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1), 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 clearecd individually.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

- (1) Streetlights on Pulsar Court.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

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. 4 MAP - CONCRETE DRIVEWAYS DRAFT

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE DRAFT

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

90.PLANNING. 10 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP- SKR FEE CONDITION (cont.)

RECOMMND

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 5.06 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. 13

USE- DAM INUNDATION DISCLOSURE

RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)" and 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 Mathews Dam.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 3 MAP - E STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT No. 42759

On May 23, 2016, the Planning Director adopted a Mitigated Negative Declaration for Environmental Assessment No. 42759 ("EA No. 42759") and approved Plot Plan No. 25719, which authorized the construction of two (2) industrial buildings totaling 84,892 square feet (49,817 square feet and 35,075 square feet), 28,645 square feet of landscaping and a water quality basin on a two parcel site comprised of a total of 5.06-acres

Plot Plan No. 25719, Revised Permit No. 1 proposes to construct four (4) industrial buildings for a total of 86,646 square feet, and 35,329 square feet of landscaping on 5.06 acres. Tentative Parcel Map No. 37277 proposes to divide the existing two parcels comprised of 5.06 acres into five parcels. Parcels one through four will range in size from 1.03 to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized for the water quality basin ("Proposed Project").

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred:

- (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 occur 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 involvements of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (3) New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of 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;
 - (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 measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental effects of the Proposed Project were fully studied in EA No. 42759. The modifications to the original Plot Plan and the inclusion of Tentative Parcel Map No. 37277 for the subdivision of the 2-parcel site into 5 parcels will not result in any new significant environmental effects not identified in EA No. 42759, nor will it substantially increase the severity of the environmental effects identified in EA No. 42759. In addition, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. The table below compares the building square footage, parking, and water quality basin for the Original Plot Plan and for Revised Plot Plan (PP25719R1):

| SITE TABULATION: | REVISED PP BLDGS. 1-4 (PP25719R1) | ORIGINAL PP BLDGS 1&2 (PP25719) |
|---------------------------------|--|--|
| | TOTAL AREA 220,643 sf (5.06 ac) | TOTAL AREA 220,643 sf (5.06 ac) |
| BUILDING AREA | | |
| OFFICE | 15,600 sf. | 15,500 sf. |
| 2 ND FLOOR MEZZANINE | 7,800 sf. (not included as office space) | 9,000 sf. (was included as office space) |
| WAREHOUSE | 71,046 sf. | 59,424 sf. |
| TOTAL BUILDING AREA | 86,646 sf. (+2,722 sf.) | 83,924 sf |
| OFFICE PARKING (REQ'D) | 62 stalls | 98 stalls |
| WAREHOUSE PARKING (REQ'D) | 35 stalls | 31 stalls |
| TOTAL PARKING (REQ'D) | 97 stalls | 129 stalls |
| LOADING DOCKS | 8 docks | 10 docks |
| WATER QUALITY BASIN | 12,891 sf. | 12,891 sf. |

As illustrated above the Revised Plot Plan will not result in a substantial change to what was originally proposed.

Environmental Assessment No. 42759 evaluated each of the environmental factors in the Appendix G checklist and found the vast majority of potential environmental impacts of the original plot plan to have no impact or a clearly less than significant impact. Each of the Environmental Factors listed below was reviewed to determine if any new significant impacts would result due to the revisions for the Proposed Project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and 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"/> Biology Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

The vast majority of these Environmental Factors were found to have less than significant or no impacts as a result of the original plot plan. In regards to the revisions in the PP25719R1 and PM37227 Proposed Project, none of these conclusions would change. In fact, the Revised Plot Plan proposes certain changes that will reduce environmental impacts compared to the previous approval, including a reduction in parking spaces and loading docks and the overall aesthetics of the site will be enhanced due to the reduction in the mass of a developed site with 2 large building versus a site with 4 smaller building broken up by building separation, landscaping and access ways. Further, many of these conclusions remain identical between the original project and the revised project due to existing conditions on the site, such as agricultural/forest land, biology resources, geology and soils, and mineral resources. These existing conditions on site

will be identical resulting from disturbance and construction of buildings onsite, whether there are two buildings or four. In addition, environmental factors due to the actual project, such as aesthetics, air quality, greenhouse gas emissions, hazards/hazardous material, land use/planning, public services, recreation, transportation/traffic, and utilities/service systems will result in a negligible change at most, and in terms of aesthetics a positive impact.

However, EA No. 42759 found that three environmental factors had the potential to result in less than significant impacts with mitigation incorporated. These were: Cultural Resources, Hydrology/Water Quality and Noise. As discussed below, the same impact of less than significant with mitigation will result with the exception of the removal of 10. Paleontological Resources (a) Mitigation, which is no longer necessary to reduce impacts to paleontological resources. The following Mitigation Measures and Conditions of Approval were adopted as part of the original PP25719 approvals:

10. Paleontological Resources (a) Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a PRIMP (COA 60. PLANNING 1), and said plan be implemented and monitoring reported prior to grading finalization (COA 70. PLANNING.1).

It was previously determined that the original Plot Plan was located partially within a high paleontological sensitivity area (High A), which indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation by construction activities. The Proposed Project is located within the same project boundaries; however, because the Project Site has been previously graded, the County Engineer has reevaluated the potential impacts to paleontological resources and has determined that there is now a low potential for encountering fossils. Therefore, instead of a project-specific mitigation, all that is now required to prevent impacts to paleontological resources from rising to a level of significant is incorporation of standard Conditions of Approval relating to paleontological resources, which will require that earthmoving activities cease if any fossils are encountered. This is being incorporated into the proposed project as new Condition of Approval 10. PLANNING. 43 (pp25719r1) and Condition of Approval 10. PLANNING. 19 (PM37277). Therefore, the mitigation measure previously adopted is no longer applicable, and the new Conditions of Approval are standard conditions that apply to projects with grading and are therefore not mitigation pursuant to CEQA.

The following hydrological Mitigation Measure and Condition of Approval was also incorporated as part of the original project approvals:

26. Flood Plains (c) Mitigation: Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)" and 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 Mathews Dam. (COA 90.PLANNING.29).

It was determined that the original Plot Plan was located within a dam inundation area that generally runs along the Temescal Wash and adjacent areas from Canyon Lake approximately 15 miles to the southeast, Lake Elsinore approximately 11 miles to the southeast (which does not have a dam), and Lee Lake approximately 4.5 miles to the southeast. Because the Proposed Project is located within the same project boundaries, will not have an increase in

employees subjected to flooding hazards, and will still be subjected to the requirement of disclosing the dam inundation hazard area on property deeds, no change to this mitigation measure will still be required. Accordingly, with the continued applicability of the above mitigation measure and the incorporation of the new Condition of Approval 90. PLANNING. 29 (PP25719R1) and 90. PLANNING. 13 (PM37277) the project as revised will not result in any new significant environmental impacts relating to flooding as compared to the project as previously approved.

The following noise Mitigation Measure and Condition of Approval was also incorporated as part of the original project approvals:

34. Noise Effects on or by the Project (b) and (c) Mitigation: Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.
2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
3. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
4. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction. (COA 10.PLANNING.36)
5. Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 10 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis. (COA 10.PLANNING.37)

The Environmental Assessment found that no permanent increase in noise activity would occur due to project implementation and the only noise impacts would be short term during construction activities. The modified Plot Plan and inclusion of the Parcel Map will not result in an increase in permanent noise in that the Proposed Project is for the same use, a light industrial warehousing project, encompassing the same project area. The noise analysis prepared for the original project determined that the proposed traffic generated by the project would result in an increase in ambient noise levels of 0.4 dBA, which is not perceptible to the human ear and therefore not significant. The traffic generated by the modified project would result in one additional trip in the AM and PM which would be negligible in terms of the ambient noise in the area, and will result in no additional impacts related to traffic beyond what was previously analyzed for the original project. Overall construction time for the Proposed Project is between 6 – 8 months as anticipated for the original Plot Plan. Therefore there would not be an increase in short-term construction noise due to project implementation. Accordingly, with the continued applicability of the above mitigation measures relating to noise and new conditions of approval (10. PLANNING. 9 and 10. PLANNING. 44 related to construction noise and hours of operation will ensure that, the project as revised will not result in any new significant environmental impacts relating to noise as compared to the project as previously approved.

On the basis of the findings of EA 42759, the provisions of the State CEQA Guidelines, the staff report, and the information above, the project as revised will result in no new or substantially increased significant impacts, and no supplemental or subsequent Mitigated Negative Declaration or EIR is required to review Plot Plan 25719 Revised Permit No. 1 and Tentative Parcel Map No. 37277.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: January 26, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section

Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Temescal Canyon Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: Kevin
Jeffries
Corona City Sphere of Influence

Norco Unified School District
Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
Telephone: Verizon
CALTRANS District # 8

TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 – EA42985 – Applicant: Pulsar Investment, LLC, C/O Luo Brince – **Engineer/Representative:** Albert A. Webb Associates – **First Supervisorial District – Glen Ivy Zoning Area - Temescal Canyon Area Plan —Community Development:** Light Industrial (CD:LI) and Open Space: Mineral Resources (OS:MIN) – **Zoning:** Specific Plan (SP176A4) – **Location:** Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The **Tentative Parcel Map** is a Schedule “B” subdivision of 2 parcels into four industrial parcels and one remainder parcel for a water quality basin. The **Plot Plan** proposes to construct four (4) industrial buildings totaling 86,768 square feet (Building 1 - 21,422 sq.ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857sq. ft. and Building 4 - 20,360 sq. ft.). – APN's: 283-440-030 and 283-440-032 – **Related case: PP25719 BBID: 182-618-322, UPROJ: PM37277 and PP25719R1**

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 February 9, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Serious drought
Help save water!*

January 31, 2017

County of Riverside

Deborah Bradford

Project Planner

PO Box 1409

Riverside, CA 92502-1409

Pulsar Investment Plot Plan No. 25719R1 (Riv 15 PM 34.95)

Ms. Bradford,

We have completed our initial review for the above mentioned proposal to construct 4 industrial buildings totaling 86,768 square foot. Site location is northerly of Pulsar Court, southerly of Leroy Road, easterly of Tesmescal Canyon.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that

are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit 3 hard copies of all Traffic Impact Analysis documents and 2 cd's. Also where applicable provide 2 cd's of the Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

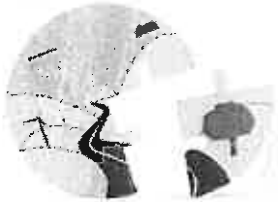
Ms. Bradford
January 31, 2017
Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Roberts". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. PP25719R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (909) 230-9505 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Nicole Torstvet E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 320-6066 Fax No: ()

Property Owner Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (909) 230-9505 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 AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

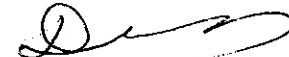
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Diana Luo

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-440-030 and -032

Approximate Gross Acreage: ±5.06 acres

General location (nearby or cross streets): North of Pulsar Court, South of Leroy Rd., East of Temescal Canyon Rd., West of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Revised Plot Plan #25719R1 proposes to construct four (4) industrial buildings totaling 86,768 s f with 97 parking spaces, 31,098 s f of landscaping, and one (1) water quality basin on 5.06 acres. The original Plot Plan, approved on May 23, 2016, proposed two (2) industrial buildings totaling 84,892 s f with 158 parking spaces, 28,645 s f of landscaping and the exact size and design water quality basin. Modifications to the site plan to accommodate 4 buildings include building access, loading, circulation, and building floor plans & elevations. No changes are proposed to the approved water quality basin, access points, easements, etc.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 17.168.030 - Uses permitted

Number of existing lots: 2

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | | | | | <input type="checkbox"/> | |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | |
|--|-------------|--------|---------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function |
| 1 | 21,463 | <35' | 1 | Warehouse/Office |
| 2 | 20,837 | <35' | 1 | Warehouse/Office |
| 3 | 23,900 | <35' | 1 | Warehouse/Office |
| 4 | 20,568 | <35' | 1 | Warehouse/Office |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
|--|-------------|--------------|
| No.* | Square Feet | Use/Function |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

APPLICATION FOR LAND USE AND DEVELOPMENT

| | |
|----|--|
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

TPM37277

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP25719, TPM28834, SP176
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42759 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 a signed copy(ies): Geo, Noise and Air Quality, Traffic

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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 AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

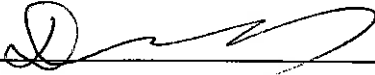
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

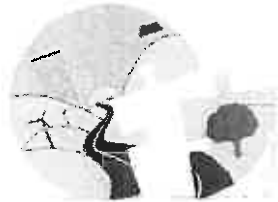
1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
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 12/23/16

Owner/Authorized Agent (2) _____ Date _____

M 37277



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

| | | |
|---------------------|----------------------|--------------------|
| <u>Riverside</u> | <u>CA</u> | <u>92501</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (909) 230-9505 Fax No: ()

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Nicole Torstvet E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street

| | | |
|---------------------|----------------------|--------------------|
| <u>Riverside</u> | <u>CA</u> | <u>92506</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (951) 320-6066 Fax No: ()

Property Owner Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

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 SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Pulsar Court, South of Leroy Rd., East of Temescal Canyon Rd., West of _____

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: 1.03
Number of existing lots: 2 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). PP25719, TPM28834, SP176
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42759 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): Geo, Noise and Air Quality

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Pulsar Investment, 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 283-440-030 and 283-440-032 ("PROPERTY"); and,

WHEREAS, on January 11, 2017, PROPERTY OWNER filed an application for Plot Plan No. 25719 Revision 1, Parcel Map No. 37277 ("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:
Pulsar Investment, LLC
Attn: Brince Luo
775 Rivera Street
Riverside, CA 92501

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

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

By: 
Juan Perez
Riverside County TLMA Director ~~Interim Planning Director~~

FORM APPROVED COUNTY COUNSEL
BY: 
MELISSA R. CUSHMAN
DATE 4/10/17

Dated: 4/24/17

PROPERTY OWNER:
Pulsar Investment, LLC, a California Limited Liability Company

By: 
Diana Luo
Chief Operating Manager

Dated: 4/5/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

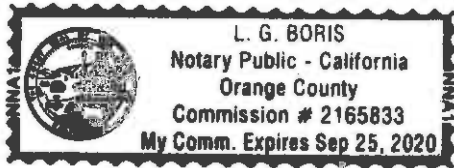
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange
On 04/05/2017 before me, L. G. Boris
Date Here Insert Name and Title of the Officer
personally appeared Diana Luo
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 L. G. Boris
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: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
MITIGATED NEGATIVE DECLARATION (MND)**

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

TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The Tentative Parcel Map is a Schedule “E” Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and will consider approving an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/6/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP 25719R1 / PM 37277 For

Company or Individual's Name Planning Department,

Distance buffered 300'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

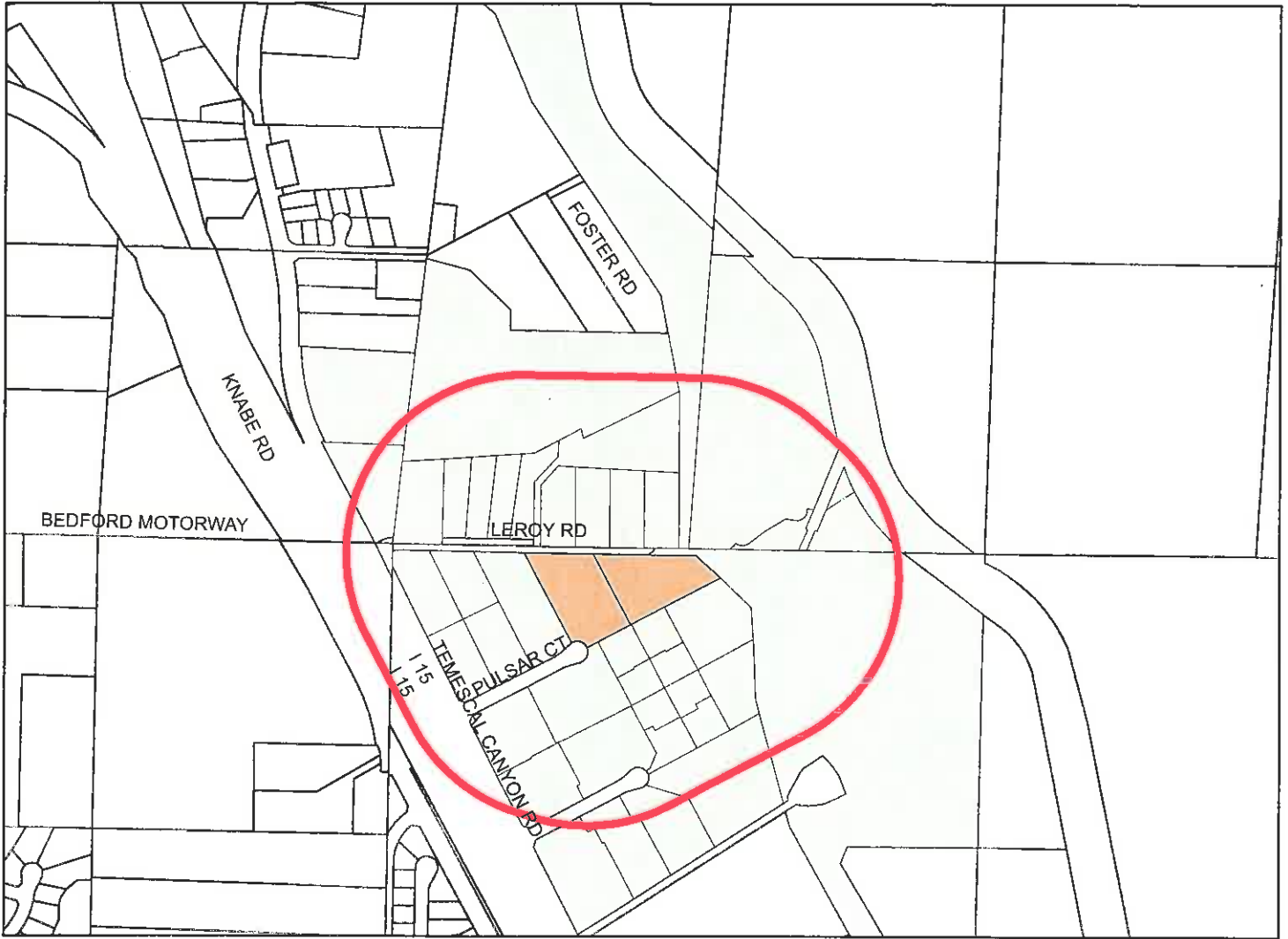
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Rec'd 4/10/17 D. Bradford

PP25719R1 PM37277 (800 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 283-060-023 | 283-440-028 | 283-440-004 | 283-440-027 | 283-440-029 | 283-060-018 | 283-440-013 | 283-440-008 | 283-440-009 | 283-440-010 |
| 283-440-011 | 283-060-009 | 283-440-017 | 283-060-019 | 283-060-014 | 283-060-021 | 283-440-016 | 283-440-018 | 283-440-026 | 283-060-013 |
| 283-390-010 | 283-390-012 | 283-060-026 | 283-440-019 | 283-440-014 | 283-440-021 | 283-390-006 | 283-440-030 | 283-440-032 | 283-060-020 |
| 283-060-017 | 282-160-008 | 283-060-025 | 283-060-024 | 283-440-022 | 282-140-022 | 283-100-045 | 283-390-011 | 283-390-013 | 282-140-021 |
| 283-440-015 | 283-440-025 | 283-440-002 | 283-440-007 | 283-440-024 | 283-440-020 | | | | |



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: 282140021, APN: 282140021
TEMESCAL LEROY
P O BOX 1224
CORONA CA 92878

ASMT: 283060019, APN: 283060019
CYNTHIA COOL, ETAL
9170 LEROY RD
CORONA, CA. 92883

ASMT: 282140022, APN: 282140022
TEMESCAL CORONA
C/O DONALD H CLIFT
6722 HORSESHOE RD
ORANGE CA 92869

ASMT: 283060020, APN: 283060020
MARY GALLAGHER, ETAL
9240 LEROY RD
CORONA CA 92883

ASMT: 282160008, APN: 282160008
RIDGE PROP
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKY
CORONA CA 92883

ASMT: 283060021, APN: 283060021
KENNY GALLAGHER
9248 LEROY RD
CORONA, CA. 92883

ASMT: 283060009, APN: 283060009
FST PROP
21780 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283060023, APN: 283060023
JACQUELYN VALENTINO, ETAL
9060 LEROY RD
CORONA, CA. 92883

ASMT: 283060014, APN: 283060014
BO KENNELLY, ETAL
9010 LEROY RD
CORONA, CA. 92883

ASMT: 283060024, APN: 283060024
TINA STROMSTAD, ETAL
9074 LEROY RD
CORONA, CA. 92883

ASMT: 283060017, APN: 283060017
RICHARD FLYNN
C/O RICHARD FLYNN JR
19540 CARMELITA AVE
CORONA CA 92881

ASMT: 283060025, APN: 283060025
K T T E E FAMILY TR, ETAL
C/O KENNETH J ROBERTS
21195 VIA MARIANO
YORBA LINDA CA 92887

ASMT: 283060018, APN: 283060018
DAVID GOTTS
9140 LEROY RD
CORONA, CA. 92883

ASMT: 283060026, APN: 283060026
VICTORIA RASEY, ETAL
9100 LEROY RD
CORONA, CA. 92883



ASMT: 283100045, APN: 283100045
TEMESCAL LAND CO
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA 92504

ASMT: 283440013, APN: 283440013
ECD PROP MANAGEMENT INC
P O BOX 79018
CORONA CA 92877

ASMT: 283390006, APN: 283390006
OLSEN CANYON PROP
C/O KINGSTON TECHNOLOGY
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

ASMT: 283440014, APN: 283440014
MFI HOLDINGS
C/O US SMALL BUS ADMIN
9210 STELLAR CT
CORONA, CA. 92883

ASMT: 283390012, APN: 283390012
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283440016, APN: 283440016
KNABE PARCEL PARTNERS
22079 KNABE RD
CORONA CA 91719

ASMT: 283390013, APN: 283390013
TEMESCAL LAND CO
C/O MITCH LEINEW
1240 MAGNOLIA AVE
CORONA CA 92879

ASMT: 283440017, APN: 283440017
JCKB PROP
C/O KATHY GREENLEAF
9153 STELLAR CT
CORONA, CA. 92883

ASMT: 283440004, APN: 283440004
BRENWEST LEASING
27440 BOSTIK CT
TEMECULA CA

ASMT: 283440018, APN: 283440018
KNABE ROAD
C/O GORDON D SCHOLTE
9064 PULSAR CT NO H
CORONA CA 92883

ASMT: 283440007, APN: 283440007
WILDROSE RIDGE 21
2279 EAGLE GLEN PKY 112
CORONA CA 92883

ASMT: 283440019, APN: 283440019
LISA SCOTT
6077 BRIGHTON LN
ANAHEIM CA 92807

ASMT: 283440011, APN: 283440011
ECJC ONE
600 ST PAUL AVE STE 108
LOS ANGELES CA 90017

ASMT: 283440020, APN: 283440020
WISMA WARDHANA
27910 MOUNT HOOD WAY
YORBA LINDA CA 92887



ASMT: 283440021, APN: 283440021
LI LING SHIAO, ETAL
817 S SHANADA CT
ANAHEIM CA 92807

ASMT: 283440022, APN: 283440022
STELLAR COURT
C/O SIGNATURE SALES
9182 STELLAR CT
CORONA, CA. 92883

ASMT: 283440025, APN: 283440025
WILDROSE RIDGE 15
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 283440026, APN: 283440026
LEDD INV
9169 PULSAR CT
CORONA, CA. 92883

ASMT: 283440028, APN: 283440028
BREC PROP
9193 PULSAR CT
CORONA, CA. 92883

ASMT: 283440032, APN: 283440032
PULSAR INV
775 RIVERA ST
RIVERSIDE CA 92501



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Pulsar Investment, LLC
Attention: Brince Luo
775 Rivera Street
Riverside, CA 92501

Pulsar Investment, LLC
Attention: Brince Luo
775 Rivera Street
Riverside, CA 92501

Albert A. Webb Associates
Attention: Nicole Torstvet
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Attention: Nicole Torstvet
3788 McCray Street
Riverside, CA 92506

Eastern Municipal Water District
Warren A. Beck, PE
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water District
Warren A. Beck, PE
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Rancho California Water Dist.
Attn: Warren Back, PE
42135 Winchester Road
Temecula, CA 92590-4800

Rancho California Water Dist.
Attn: Warren Back, PE
42135 Winchester Road
Temecula, CA 92590-4800

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

City of Corona
Community Development Department
Attn: Planning Manager
400 S. Vicentia Ave.
Corona, CA 92882

Southern Calif. Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern Calif. Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

Corona-Norco Unified School Dist.
2820 Clark Ave.
Norco, CA 92860

Corona-Norco Unified School Dist.
2820 Clark Ave.
Norco, CA 92860

Temescal Canyon Municipal Advisory Council
Attention: Eric Warner
P.O. Box 77850
Corona, CA 92282

Temescal Canyon Municipal Advisory Council
Attention: Eric Warner
P.O. Box 77850
Corona, CA 92282

Verizon Engineering
9th South 4th Street
Redlands, CA 92373

Verizon Engineering
9th South 4th Street
Redlands, CA 92373

Cal Trans. Dist. #8
Attn: Dan Kopulsky MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400

Cal Trans. Dist. #8
Attn: Dan Kopulsky MS:725
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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.

PP25719R1 and PM37277

Project Title/Case Numbers

Deborah Bradford

County Contact Person

(951) 955-6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Pulsar Investment, LLC. - Brince Luo

Project Applicant

775 Rivera St., Riverside, CA 92501

Address

The proposed project is located north of Pulsar Court, south of Leroy Road, and east of Temescal Canyon Road.

Project Location

PM37277 is a Schedule 'E' subdivision of 2 parcels into 5 industrial parcels and PP25719R1 is to allow for the construction of 4 industrial buildings and one water quality basin. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously approved certified Mitigated Negative Declaration (EA42759), and an Addendum to EA42759 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.

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 Addendum to EA 42759 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

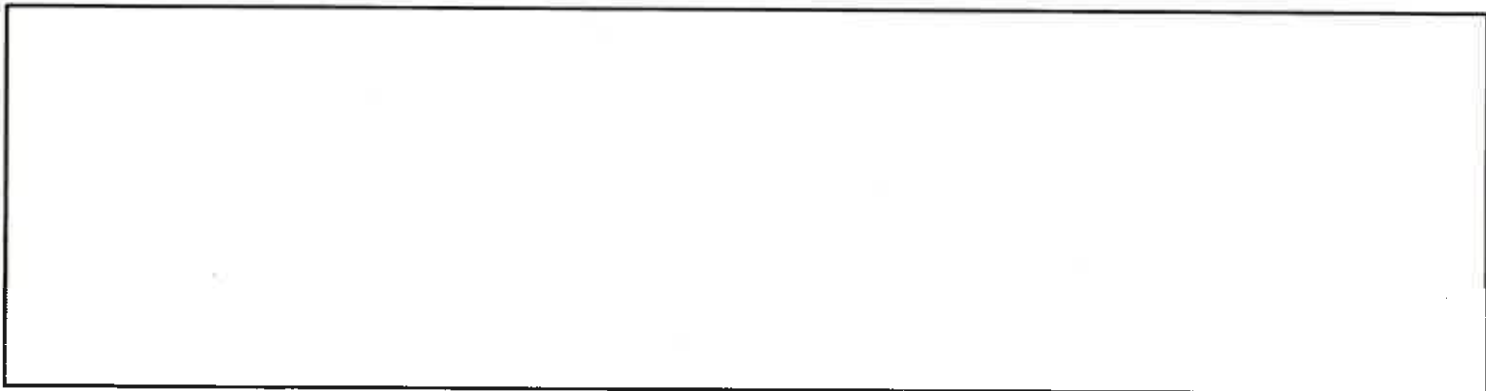
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Deborah Bradford
Signature

Deborah Bradford, Contract Planner
Title

5/22/17
Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1504719

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: KNOWLETON COMMUNITIES INC
paid by: CK 1073
EA42759

\$2,210.00

paid towards: CFG06145 CALIF FISH & GAME: DOC FEE
at parcel: 9190 PULSAR CT COR
appl type: CFG3

By _____ Apr 29, 2015 10:13
MGARDNER posting date Apr 29, 2015

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,210.00 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1500125

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: KNOWLETON COMMUNITIES INC \$50.00
paid by: CK 1055
EA42759
paid towards: CFG06145 CALIF FISH & GAME: DOC FEE
at parcel: 9190 PULSAR CT COR
appl type: CFG3

By _____ Jan 07, 2015 10:54
BNTHOMAR posting date Jan 07, 2015

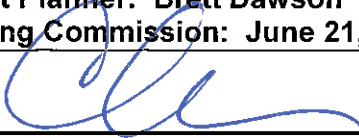
| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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

4.3

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Brett Dawson
Planning Commission: June 21, 2017

TENTATIVE TRACT MAP NO. 36517
ENVIRONMENTAL ASSESSMENT NO. 42595
Applicant: Beresford Properties, LLC
Engineer/Representative: Eric Ruby ESA Inc.



Charissa Leach,
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36517 (“Project”) proposes a Schedule “D” subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres. The project also includes 2.3 acres that will be conveyed to the Western Riverside Conservation Authority pending the approval of the Criteria Refinement on the adjacent associated project known as Tentative Tract Map No. 36549. The project also includes a 2.1-acre MSHCP Riparian/Riverine Mitigation Area.

The proposed Project is located in the Southwest Area Plan, more specifically the Project is located northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, westerly of De Luz Road.

BACKGROUND:

Tentative Tract Map No. 36517 proposes to create 14 single family residential lots on 70.5 gross acres, with a minimum lot size of 5 acres. The Project will also create one water quality drainage basin lot. While the proposed residential lot size of 5-acre minimum is inconsistent with the General Plan Land Use designation of Rural Mountainous-10 acre minimum, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area Policy SWAP 5.1 contained in the Southwest Area Plan which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The Project is also located within the Walker Basin Policy Area within the Santa Rosa Plateau/De Luz Policy Area and is consistent with the Walker Basin Policy Area policies.

As stated in the General Plan, the Walker Basin Policy Area was previously included in a specific plan approved in the 1980’s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 14, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting.

Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The residential lots will be contour graded to establish house pads, driveways, slopes and drainage/water quality features. A homeowner's association is proposed, and individual lot purchasers will be responsible for all on-lot maintenance requirements, excluding the vineyard/orchard areas and drainage facilities. Individual residential home design, construction and non-vineyard/orchard landscaping will be the responsibility of the lot purchaser, and individual lot purchasers will be required to go through County architectural design review and obtain their own individual building permits. All manufactured slopes will be landscaped by the project applicant for erosion control/water quality purposes.

ISSUES OF POTENTIAL CONCERN:

The 2.3 acres identified for the conveyance to the Western Riverside Conservation Authority to support the Criteria Refinement for the adjacent development at Tentative Tract Map No. 36549, southwest of the proposed project. The project applicant is preparing a Criteria Refinement report for other portions of the overall Walker Hills project which proposes to relocate a portion of Proposed Constrained Linkage 12 (PCL-12) to another location on the project site. The Criteria Refinement does not affect Tentative Tract Map 36517, as PCL-12 is located southwest of the tract boundary (south of De Luz Road and west of Walker Hills Road). A small portion of Relocated CL-12 is located south of the Tentative Tract 36517.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Rural: Rural Mountainous (R: RM)
2. Surrounding General Plan Land Use (Ex. #6): Rural: Rural Mountainous (R: RM) on all sides.
3. Existing Zoning (Ex. #3): Residential Agricultural, 5-acre minimum (R-A-5)
4. Surrounding Zoning (Ex. #3): Residential Agricultural, 5-acre minimum (R-A-5)
5. Existing Land Use (Ex. #1): The project site is currently undeveloped
6. Surrounding Land Use (Ex. #1): Scattered single-family residential and vacant land.
7. Project Data:
Total Acreage: 70.5
Total Proposed Lots: 14
Proposed Min. Lot Size: 20,000 square feet
Schedule: D
8. Environmental Concerns: See attached environmental assessment No. 42595

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42595, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVE TENTATIVE TRACT MAP NO. 36517, 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 attached environmental assessment, which is incorporated herein by reference.

1. The existing Land Use Designation of the Project site is Rural: Rural Mountainous (R:RM).
2. The Project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM).
3. The existing zoning for the subject site is Residential Agricultural, 5-acre minimum (R-A-5).
4. The Project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) on all sides.
5. The Project site has a land use designation of Rural Mountainous (RM) 10-Acre minimum by the General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The residential development would be rural in form, with large lots featuring single-family homes.

While the Project has a General Plan Land Use designation of Rural Mountainous-10 acre minimum, it is also within the Santa Rosa Plateau/De Luz Policy Area, as well as the Walker Basin Policy Area contained in the Santa Rosa Plateau/De Luz Policy Area. Policy SWAP 5.1 contained allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater.

The project proposes to develop 14 estate-size single family detached residential lots within the boundary of the 70.5 acre project site. Minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan and Southwest Area Plan designations. In addition, the project would be consistent with the Walker Basin Area Policy Area reversion to acreage process conditions of approval that were initiated and approved by the Board of Supervisors on July 15, 2003 through adoption of Resolution No. 2003-184 Adopting Amendment No. 2 to Specific Plan No. 172 (Walker Basin), and Resolution No. 2003-373 Amending the Riverside County Comprehensive General Plan to Establish a Residential 5 Acre Minimum Lot Size and Recreational Open Space Corridor, and (R) ADOPTION OF ORDINANCE NO. 348.4116 Adopting R-A-5 and R-5 zoning for the underlying property. The Project is also located within the Walker Basin Policy Area within the Santa Rosa Plateau/De Luz Policy Area and is consistent with the Walker Basin Policy Area policies, SWAP 6.1 through SWAP 6.5.

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area

because it has 14- minimum 5 acre lot sized estate size lots with on 70.5 acres. The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The Project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, The Project would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site. The site's general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area through the adoption of the Walker Basin Policy Area

6. The site is physically suitable for the proposed residential development and density because it consists of minimum 5-acre lots that will preserve the surrounding habitat and natural features of the area.
7. Environmental Assessment No. 42595 was prepared for the Project which includes Tentative Tract Map No. 36517. The Environmental Assessment analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing projects. Based on the findings and conclusions in Environmental Assessment No. 42595 and the Project's conditions of approval, the design of Tentative Tract Map No. 36517 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat.
8. The design of Tentative Tract Map No. 36517 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 existing recorded easements for public access roads. Through the Project's design, these easements public access will be maintained or alternatives will be provided.
9. The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone classification require a minimum lot size of 20,000 square feet. The proposed Project will conform to this standard because the minimum lot size for the proposed subdivision will be 36,531 square feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone require a minimum average lot depth of 150 feet. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 348 feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) require a minimum average lot width of 100 feet. The proposed Project complies with the minimum average lot width requirements of the Residential Agricultural, 5-acre minimum (R-A-5) zone.

Based on the above, the proposed Project will conform to the development standards of the proposed R-A-5 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

10. Located within project vicinity are scattered single family homes and undeveloped land.

11. The Project is located within Criteria Cell 6988 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP calls for conservation of 15-25% of this Cell, focusing on habitat within the western portion of the Cell. However, the Project site does not occur within the western portion of the Cell and instead occurs on the eastern side of Glen Meadows Road. Although the targeted conservation area occurs offsite to the west of Glen Meadows Road, the project still proposes to conserve approximately one acre of coastal sage scrub as part of the Criteria Refinement Process (Section 6.5 of the MSHCP). HANS 2117 was prepared for the Project. The status of the Joint Project Review for HANS 2117 is currently under review with the Wildlife Agencies and the Western Riverside Conservation Authority to address comments that were discussed during a meeting held on January 19, 2017. Based on the agreed to revisions to the MSCHP consistency documentation for project that would increase mitigation ratios identified in the Determination of Biologically Equivalent of Superior Preservation report from 2:1 to 3:1; the County of Riverside Planning Department finds the project conditionally consistent with the MSHCP.
12. The proposed Project is not located within a Sphere of Influence.
13. The proposed Project is located within the De Luz community of the Riverside County Southwest Area Plan, the Walker Basin Policy Area, within the Santa Rosa Policy Area, west of the City of Temecula, and south of the Santa Rosa Plateau.
14. This land division is located within a CAL Fire responsibility area and a very high fire hazard severity zone.
15. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front, and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation.
16. The proposed Project is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460. The map complies with the requirements of Ordinance No. 460. Per Section 10.8 A.1, the streets are conditioned (50.PLANNING.36) that prior to recordation of the final map, the property must be annexed into the De Luz Community District. The streets shall be improved with 24 feet of suitable aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be held to an acceptable tolerance as determined by the Director of Transportation. The Transportation Department has reviewed the Project and has issued Conditions of Approval accordingly.

Per Section 10.8 A.2, the project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD.

Per Section 10.8.B, Condition 10.FIRE.2 Requires hydrants to have a minimum fire flow of 1000 GPM for a 2 hour duration at 20 PSI, exceeding the minimum requirements of Section 10.8.B

Per Section 10.8.C sewage disposal will be via individual on-lot advanced treatment septic systems with leach fields. Each lot will have an advanced treatment system that purifies the wastewater and discharges it to an on-lot 7,500 SF leach field. The Project is conditioned under 10.E HEALTH.4 that the plan must be approved by the Environmental Health Department, with an inspection by Environmental Health Staff.

17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. 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 road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
19. Environmental Assessment No. 42595 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Noise
 - d. Mandatory Findings of Significance

These listed impacts will be fully mitigated to a level of less than significant 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 Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the proposed Rural Agricultural, 5-acre minimum (R-A-5) 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 "D" map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through Project design.
5. The proposed Project is compatible with the present and future logical development of the area.
6. The proposed Project will not have a significant effect on the environment.
7. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The Project site is not located within:
 - a. An Agriculture Preserve;
 - b. A City of Sphere of Influence;
 - c. An Airport Influence Area;
 - d. Stephens Kangaroo Rate Fee Area;
 - e. A County Service Area;
 - f. A Fault Zone;
 - g. A dam inundation area; and
 - h. an area drainage plan area.
3. The Project site is located within:
 - a. An WRMSCHP Cell Group;
 - b. An area of moderate liquefaction potential;
 - c. An area susceptible to soil subsidence;
 - d. An area of undetermined paleontological sensitivity;
 - e. Murrieta Valley Unified School District;
 - f. An 100-year flood zone;
 - g. A very high fire area;
 - h. Riverside County Regional Park & Open Space District.
4. The subject site is currently designated as Assessor's Parcel Numbers 935-370-005, 935-370-007, 935-370-009.

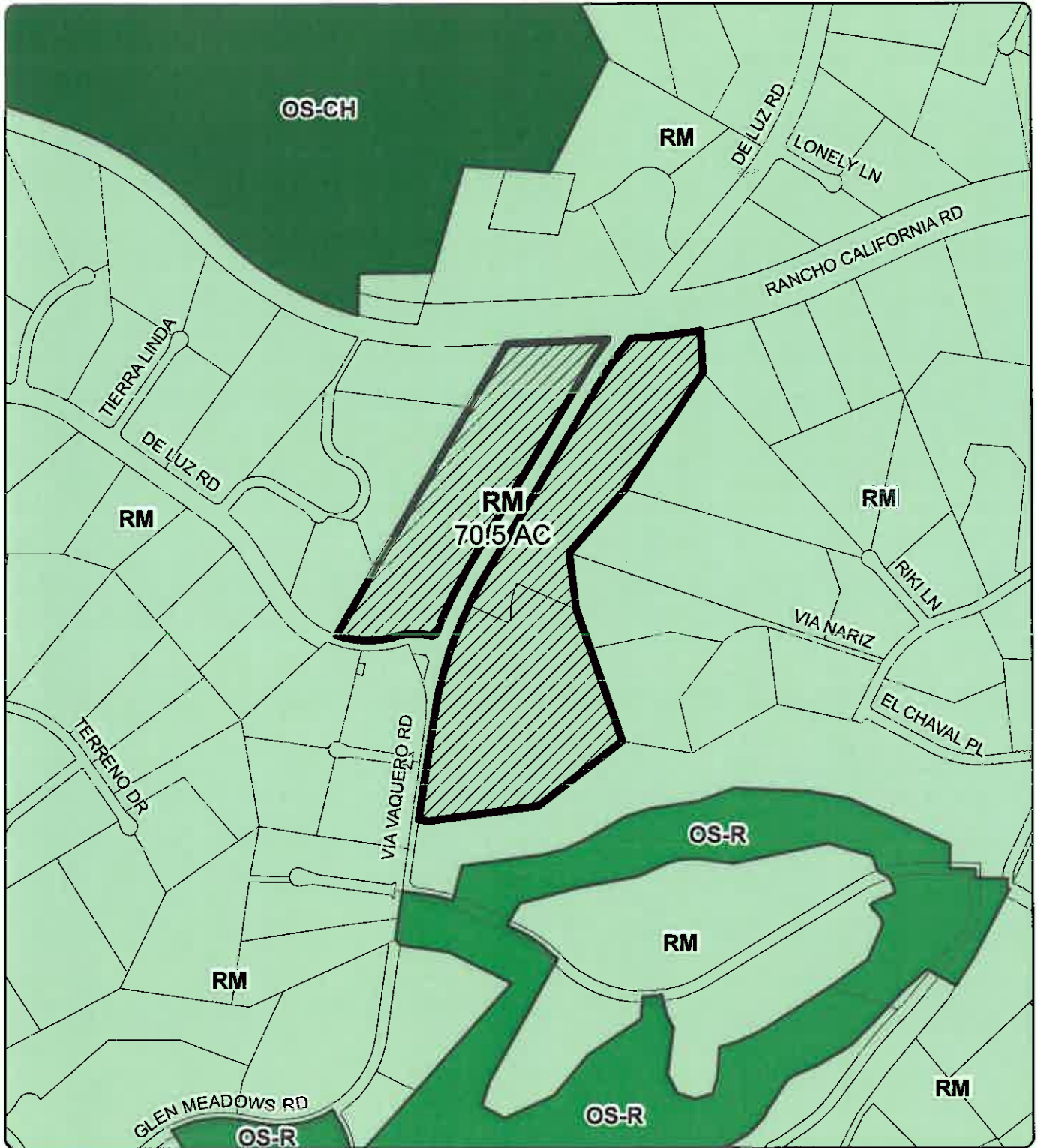
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36517

EXISTING GENERAL PLAN

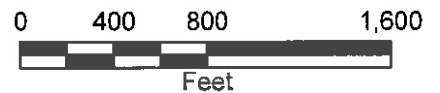
Supervisor: Jeffries
District 1

Date Drawn: 04/08/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36517

LAND USE

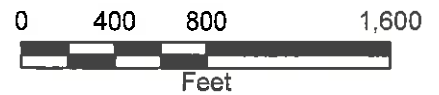
Supervisor: Jeffries
District 1

Date Drawn: 04/08/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cvlta.org>

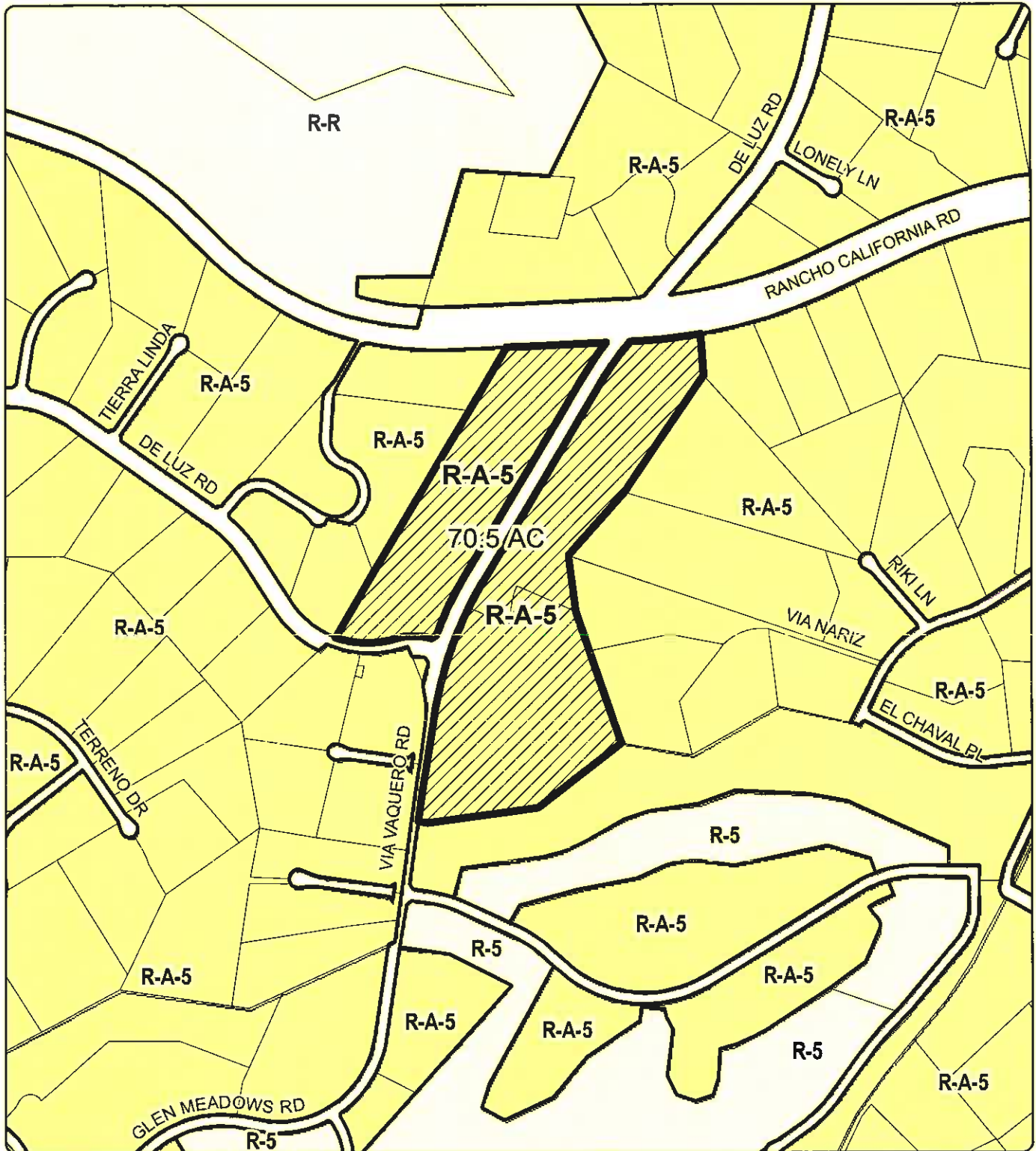
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36517

EXISTING ZONING

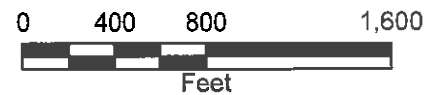
Supervisor: Jeffries
District 1

Date Drawn: 04/08/2016
Exhibit 2

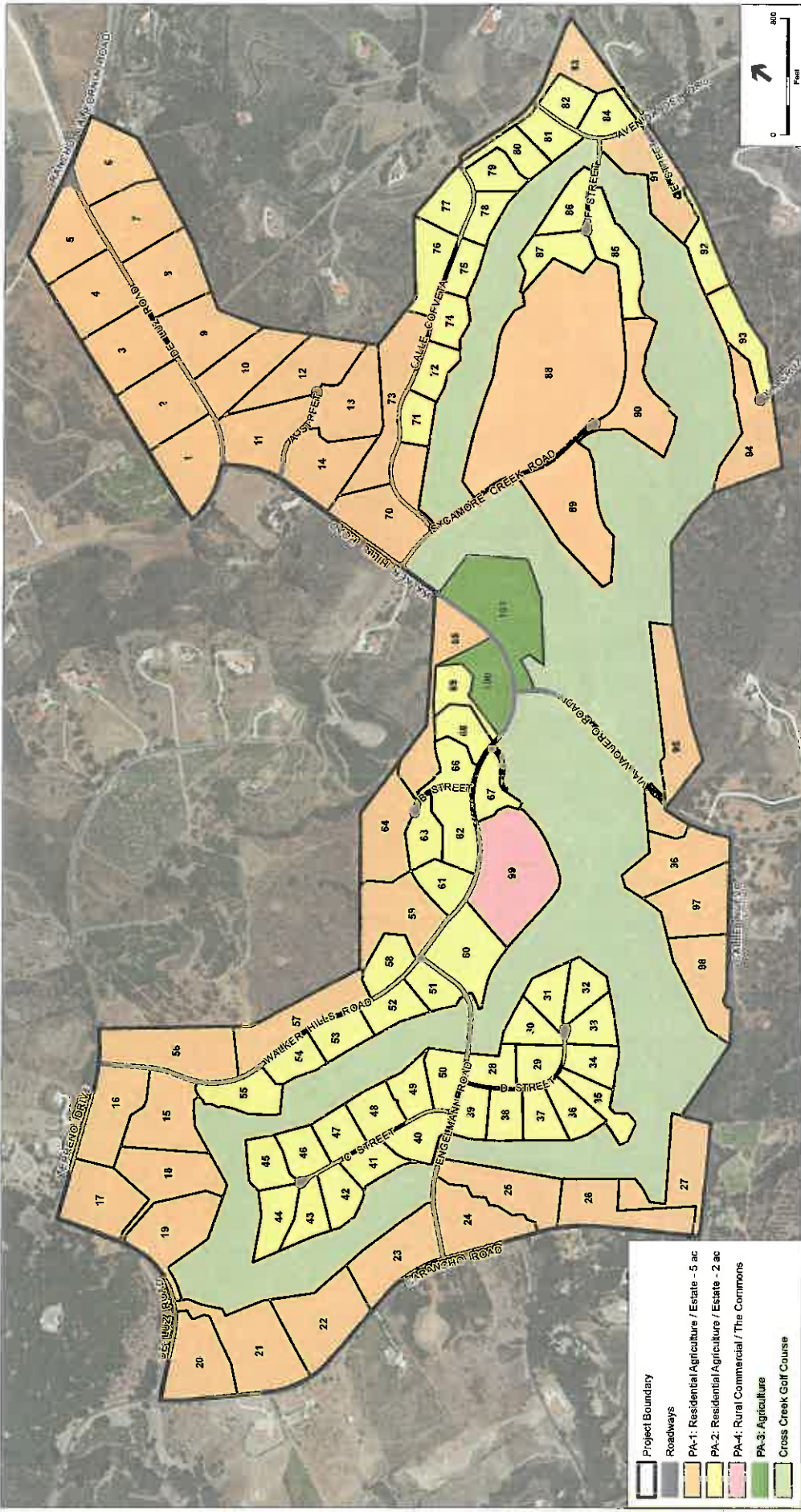


Zoning Area: Rancho California

Author: Vinnie Nguyen



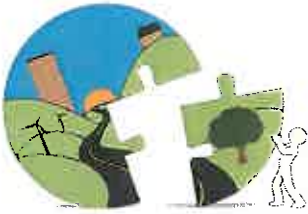
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Walker Hills Specific Plan - 120814-13
Figure 3-1
 Land Use Concept / Planning Areas

SOURCE: DJC Consulting 2015





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36517

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: Brett Dawson Title: Project Planner Date: May 25, 2017

Applicant/Project Sponsor: Eric Ruby Date Submitted: May 9, 2013

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 Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Revised: 05/26/17

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Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42595

Project Case Type (s) and Number(s): Tentative Tract Map 36517, CFG 5971, HANS 2117

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Brett Dawson

Telephone Number: (951) 955-0972

Applicant's Name: Kenneth Kai Chang, Beresford Properties, LLC

Applicant's Address: 330 Wilshire Blvd, Santa Monica, CA 90401

CEQA Consultant's Name: Environmental Science Associates (ESA)

CEQA Consultant's Address: 550 West C Street, Suite 750, San Diego, CA 92101

I. PROJECT INFORMATION

- A. Project Description:** The project site is located in unincorporated Riverside County within the De Luz community of the Riverside County Southwest Area Plan, west of the City of Temecula and south of the Santa Rosa Plateau, approximately two miles north of the Riverside/San Diego County boundary. The project site is located within the Southwest Area Plan - Walker Basin Policy Area, within the Santa Rosa Plateau Policy Area, and the Countywide General Plan designation is Rural Mountainous (RM) 10-Acre minimum. Existing Zoning is R-A-5. The Walker Basin Policy Area and the Southwest Area Plan contain specific policies that apply to Tentative Tract Map No. 36517, including allowing a minimum lot size of 5 acres.

Tentative Tract Map No. (TR) 36517 contains 70.5 acres, located immediately north of the Cross Creek Golf Club. The project proposes to develop 14 estate-size single-family detached residential lots, public streets, and drainage/water quality facilities within the boundary of the 70.5 acre project site. TR 36517 proposes minimum lot sizes of five (5) acres, each with an approximately one (1) acre building pad located toward the rear of the lot, and the balance of the lot in planted vineyards and/or orchards. The project is located within the Rancho California Area Zoning District, and is consistent with the existing underlying zoning, Residential Agriculture (R-A-5), and land use designations (currently vacant), and the Walker Basin Policy and Southwest Area Plan Walker Basin policies.

The underlying land planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The residential lots will be contour graded to establish house pads, driveways, slopes and drainage/water quality features. A homeowner's association is proposed, and individual lot purchasers will be responsible for all on-lot maintenance requirements, excluding the vineyard/orchard areas and drainage facilities. Individual residential home design, construction and non-vineyard/orchard landscaping will be the responsibility of the lot purchaser, and individual lot purchasers will be required to go through County architectural design review and obtain their own individual building permits. All manufactured slopes will be landscaped by the project applicant for erosion control/water quality purposes.

TR 36517 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). There is one MSHCP Criteria Cell (6988) that is located on-site, principally focused upon habitat conservation to facilitate wildlife movement through and around the project area Plan area. HANS 2117 has been prepared to document the proposed MSHCP conservation areas.

The project proposes a 2.1-acre MSHCP Riparian/Riverine Mitigation Area. The project also proposed 2.3 acres of coastal sage scrub conservation that will be conveyed to the Western Riverside Conservation Authority pending the approval of the Criteria Refinement on the adjacent associated project known as Tentative Tract Map No. 36549. The proposed project has been designed to avoid sensitive habitat and oak trees to the maximum extent practicable.

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

C. Total Project Area: 70.5 gross acres

| | | | |
|--------------------------------|------------------|--------------------------------------|---------------------------------------|
| Residential Acres: 70.5 | Lots: 14 | Units: 14 single family homes | Projected No. of Residents: 39 |
| Commercial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: | | | |

D. Assessor's Parcel No(s): 935-370-005, 935-370-007, 935-370-009.

E. Street References: Located southwest and southeast of the intersection of Rancho California Road and De Luz Road. Rancho California Road defines the northern property line while De Luz Road traverses through the approximate center of the site from the northeast to the southwest.

F. Section, Township & Range Description or reference/attach a Legal Description: Parcels 1 & 2 and a portion of Parcel 3 and lettered lots A through G, inclusive as shown by Parcel Map 23303 on file in Book 171 pages 26-37, inclusive of parcel maps, Records of Riverside County, California. Sections 5 & 6, and T8S, R3W, S.B.M.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is bordered by a few existing developed parcels on all sides. The majority of the interface is pristine open space. A paved roadway bisects the project site. The site topography varies from relatively planar with a gentle fall to the southwest to moderate to steep hillside. Vegetation across the site consists mostly of a light to moderate growth of grasses and weeds within the relatively planar areas, becoming heavy brush within the steeper, more elevated portions of the site. Scattered trees are present over the subject site. The parcels are and have been vacant land throughout their researched history.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is consistent with the Riverside County General Plan land use designation for the property (Rural Mountainous (RM) 10-Acre minimum). The proposed project would meet the following General Plan and Southwest Area Plan Policies (including those identified in the Santa Rosa Plateau/De Luz and Walker Basin Policy Areas).

Riverside County General Plan Land Use Element: LU 1.1; LU 1.6; LU 2.1; LU 3.1; LU 4.1; LU 5.1; LU 5.2; LU 5.3; LU 5.4; LU 6.1; LU 6.3; LU 6.4; 6.5; LU 8.2; LU8.3; LU 9.1; LU 10.1; LU 11.1; LU 12.1; LU 12.6; LU 12.7; LU 14.7; LU 17.1; LU 17.2; LU 17.3.

Southwest Area Plan Land Use Policies: SWAP 15.1; SWAP 16.

Santa Rosa Plateau/De Luz Policy Area: SWAP 5.1; SWAP 5.2.

Walker Basin Policy Area: SWAP 6.1; SWAP 6.2; SWAP 6.3; SWAP 6.4; SWAP 6.5.

- 2. Circulation:** The project provides adequate circulation facilities and roadway improvements and meets with all other applicable circulation policies of the General Plan and the Southwest Area Plan Policies including the following:

Riverside County General Plan Circulation Element: C 1.4; C 1.6; C 1.7; C 2.5; C 3.1; C 3.2; C 3.3; C 3.6; C 3.16; C 3.18; C 3.24; C 3.29; C 3.30; C 6.1; C 6.3; C 6.6; C 8.5; C 16.1; C 20.1, C 20.3; C 20.4; C 20.6; C 20.8; C 20.12.

Southwest Area Plan: SWAP 17; SWAP 17.2; SWAP 18.1.

- 3. Multipurpose Open Space:** The proposed project would meet the following General Plan and Southwest Area Plan Policies:

Riverside County General Plan Open Space Element: OS 1.1; OS 2.2; OS 2.3; OS 3.3; OS 6.1; OS 6.2; OS 6.3; OS 7.3; OS 7.4; OS 9.3; OS 9.4; OS 16.1; OS16.5; OS 7.1; OS ; OS 17.4; OS 18.1; OS 19.2; OS 19.8; OS 19.9; OS 20.1; OS 20.6.

Southwest Area Plan: SWAP 6.3; SWAP 6.5; SWAP 22.1; SWAP 23.1; SWAP 23.7; SWAP 23.8.

- 4. Safety:** The proposed project would meet the following General Plan and Southwest Area Plan Policies:

Riverside County General Plan Open Space Element: S 1.1; S 2.1; S 2.2; S 2.5; S 3.1; S 3.3; S 3.6; S 5.1; S 6.1.

Southwest Area Plan: SWAP 24.3; SWAP 24.4; SWAP 25.1; SWAP 26.1; SWAP 27.2.

- 5. Noise:** The proposed project would meet the following General Plan Policies: N 1.1; N 1.5; N 1.6; N 3.6; N 4.1; N 4.2; N 6.3; N 8.1; N 8.4; N 12.1; N 12.2; N 13.1.

- 6. Housing:** The project meets all applicable Housing element policies of the General Plan including Policy 5.1.

- 7. Air Quality:** The proposed project would meet the following General Plan Policies: AQ 1.1; AQ 2.1; AQ 5.1; AQ 5.4; AQ 9.2; AQ 14.1; AQ 17.1; AQ17.6.

- 8. Healthy Communities:** The proposed project would meet the following General Plan Policies: HC 2.2; H 3.3; HC 4.1; HC 5.3; HC 6.4; HC 10.1; HC 10.2; HC 10.3; HC 14.1.

B. General Plan Area Plan(s): Riverside County General Plan, Southwest Area Plan (Rural Mountainous (RM) 10-Acre minimum).

C. Foundation Component(s): Rural

D. Land Use Designation(s): Existing Land Use: Vacant; Proposed Land Use: Single Family Residential, Agricultural.

E. Overlay(s), if any: N/A, Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Santa Rosa Plateau Policy Area, Walker Basin Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Southwest Area Plan area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP - the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Menifee Valley and Harvest Valley/Winchester Area Plans. It includes the Incorporated Cities of Temecula and Murrieta, and also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern.

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Existing Land Use: Vacant; Proposed Land Use: Single Family Residential, Agricultural.

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

5. **Policy Area(s), if any:** Walker Basin Policy Area, Located within the Santa Rosa Plateau Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A, not within a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** N/A, not within a Specific Plan

I. Existing Zoning: R-A-5

J. Proposed Zoning, if any: No zoning change is being proposed.

K. Adjacent and Surrounding Zoning: R-A-5

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |

- | | | |
|--|---|--|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

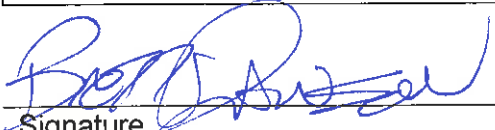
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

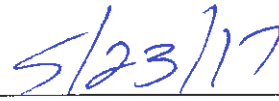
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature


Date


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 |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| AESTHETICS Would the project | | | | |
| Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at:

http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367

Caltrans, 2015. Officially Designated Scenic Highway Mapping System, Riverside County. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed September 30, 2015.

Findings of Fact:

a) According to the California Department of Transportation (Caltrans) the project site is not located adjacent to any designated Scenic highways. Interstate-15 (I-15) is the nearest eligible State Scenic Highway, located approximately 3.5 miles east of the project (Caltrans, 2015). The Riverside County General Plan designates Interstate-215 (I-215) as a County Eligible Scenic Highway (Riverside County, 2008) which is located approximately 3.6 miles northeast of the project site. Given this distance from the project site, there would be no impact to scenic highway corridors as a result of the project.

b) The project will not substantially damage scenic resources, obstruct a scenic vista or create an aesthetically offensive site. The project has been specifically designed to avoid oak trees and minimize grading wherever possible on the project site. The project site is planned for estate-size residential development which would be built according to the development and planning standards of the Southwest Area Plan and the Zoning Ordinance. In addition, vineyard and orchard areas are proposed for each residential lot, and a 4.5 acre open space area is proposed, further reducing aesthetic impacts. For these reasons, impacts would be less than significant.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Mt. Palomar Observatory

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

Source: GIS database

County of Riverside, 1988. Ordinance No. 655: An Ordinance of the County of Riverside, Regulating Light Pollution. Adopted June 7, 1988. Available at: <http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm>

Findings of Fact:

a) The project site is located approximately 22.8 miles northwest of the Mt. Palomar Observatory and is within the designated 45-mile (ZONE B) Special Lighting Area of the Observatory. Ordinance No. 655 defines approved lighting within this area including lighting types and shielding requirements. All project lighting shall be in accordance with Ordinance No. 655 regarding Mt. Palomar Observatory standards. With incorporation of lighting requirements of Ordinance No. 655 into the project, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Other Lighting Issues

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

e) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

County of Riverside, 1988. Ordinance No. 655: An Ordinance of the County of Riverside, Regulating Light Pollution. Adopted June 7, 1988. Available at: <http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm>

Findings of Fact:

a-b) The project is not anticipated to result in new sources of substantial light or glare. There is no proposed street lighting for the project, therefore it would not cause glare or light spillage on

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

neighboring sites. Further, the project would be required to comply with the Palomar Observatory Light Pollution Ordinance (Riverside County, 1988) which reduces the effects of light pollution from nighttime light sources. With incorporation of lighting requirements of the County, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Aesthetics

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For aesthetics, the geographic scope for cumulative impacts to aesthetics includes the foreground zone that extends 0.25 miles to 0.5 miles from the project site and the middle ground zone that extends from the foreground up to 3 to 5 miles. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture. The effects of the proposed project would contribute incrementally to the cumulative impacts on aesthetic resources in the area and therefore would not be cumulatively considerable (less-than-significant).

AGRICULTURE & FOREST RESOURCES Would the project

Agriculture

f) 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?

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

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

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

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

Riverside County, 2015. Riverside County GIS. Available at: http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm. Accessed September 30, 2015.

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

Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at:

http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367

Department of Conservation (DOC), 2015. "FMMP - Important Farmland Map Categories" Accessed at http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx on October 2, 2015.

Findings of Fact:

a-d) The project lies in area zoned as Residential Agriculture 5-Acre Minimum (R-A-5). A portion of 935-230-008 is designated Unique Farmland, the remaining tract map is designated Other Land. "Unique Farmland" is comprised of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. "Other Land" is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC 2015).

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence that preserve the agricultural character of the area. The single-family homes would feature vineyards or orchards on their lots. Further, the site is not subject to a Williamson Act contract, Agricultural Preserve, or agricultural General Plan designation. As the site is designated and zoned for residential and agricultural development and is not located on Prime Farmland, Farmland of Statewide Importance and Farmland of Local Importance in the County, this impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) 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"/> |
| k) 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"/> |
| l) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

a-c) The project is not located adjacent to or near any designated forest land and therefore there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Agriculture and Forest Resources

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For agriculture and forest resources, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture. The project would have no conflict with respect to Farmland, Williamson Act contracts, land zoned for agricultural use, forest land, or timberland. Therefore, it could not contribute to cumulative effects related to these resources (no impact).

AIR QUALITY Would the project

Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| m) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| n) 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| o) 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| p) 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"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| q) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| r) 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

Environmental Science Associates (ESA), 2014. *Revised Air Quality Technical Report for Tentative Tract Map 36517*, August 2014.

Findings of Fact:

a) The project site is located in an unincorporated area within the County of Riverside, which lies within the South Coast Air Basin (Basin). The project area is under the jurisdiction of the South Coast

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

Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b) As described in the Air Quality Technical Report prepared for the project (ESA, 2014), construction activities associated with the proposed project would generate pollutant emissions from the following construction activities: (1) site preparation, grading, paving, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by on-site construction equipment; (5) building construction; application of architectural coatings; and paving. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring simultaneously at the time. The project is assumed to be constructed entirely during 2015. This represents worst case air quality conditions (refer to Appendix A of the Air Quality Technical Report for a detailed summary of the CalEEMod modeling assumptions, inputs, and outputs). As shown in **Table 1** below, the maximum daily construction emissions generated by the proposed project over the course of the construction schedule would not exceed any of SCAQMD's regional significance thresholds. Thus, air quality impacts from construction are considered to be less than significant.

| | Estimated Maximum Daily Emissions (lbs/day) | | | | | |
|--|---|------|------|-----|-----------------|-----------------|
| | ROG | NO | CO | SO | PM ^a | PM ^a |
| Construction | 22.1 | 79.2 | 52.6 | 0.1 | 10.4 | 6.8 |
| SCAQMD Significance Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceed SCAQMD Threshold? | No | No | No | No | No | No |
| N/A = Non-applicable | | | | | | |
| a Dust control measures required by SCAQMD Rule 403—Fugitive Dust were accounted for in the emissions. | | | | | | |

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

SOURCE: ESA, 2014.

Implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. Operations emissions associated with the proposed project were modeled using CalEEMod, using generated model defaults based on the size and type of the proposed land use (refer to Appendix A for a detailed summary of the CalEEMod modeling assumptions, inputs, and outputs). As shown in **Table 2**, implementation of the proposed project would result in long-term regional emissions of criteria air pollutants and ozone precursors that are below the applicable SCAQMD's regional significance thresholds. Therefore, the project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the NAAQS and CAAQS and no mitigation would be required. Impacts would be less than significant.

Table 2: Proposed Project Operational Emissions

| Emissions Source | Estimated Emissions (lbs/day) | | | | | |
|--------------------------------------|-------------------------------|------------|-------------|-------------|------------|------------|
| | ROG | NOX | CO | SO2 | PM10 | PM2.5 |
| Area Sources | 6.6 | 0.1 | 8.2 | 0.01 | 1.1 | 1.1 |
| Energy Sources | 0.01 | 0.12 | 0.05 | 0.00 | 0.01 | 0.01 |
| Mobile Sources | 0.6 | 2.3 | 8.2 | 0.02 | 1.5 | 0.4 |
| Total Emissions | 7.3 | 2.5 | 16.5 | 0.03 | 2.6 | 1.5 |
| <i>SCAQMD Significance Threshold</i> | 55 | 55 | 550 | 150 | 150 | 55 |
| Exceed SCAQMD Threshold? | No | No | No | No | No | No |

SOURCE: ESA, 2014.

c) As the Basin is currently classified as a State nonattainment area for ozone, NO₂, PM₁₀, and PM_{2.5} cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the Basin as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. This is considered to be a significant cumulative impact. With respect to determining the significance of the proposed project's contribution to regional emissions, the SCAQMD neither recommends quantified analyses of cumulative construction emissions nor provides methodologies or thresholds of significance to be used to assess cumulative construction impacts. According to the SCAQMD, if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants for which the proposed project region is in non-attainment under an applicable federal or State ambient air quality standard. As analyzed in the Air Quality Technical Report for the project, neither the project's construction nor operational emissions would exceed SCAQMD's threshold of significance (see Tables 1 and 2). Therefore, the proposed project's construction and operation emissions contribution to cumulative air quality impacts would be less than significant.

d) Typically, there is the potential for sensitive receptors (residences) to be exposed to CO hotspots and localized air quality impacts from criteria pollutants and toxic air contaminants (TACs) from onsite sources during project construction and operations. Currently, the nearest sensitive receptors to the project site include the two existing rural residences located on Via Nariz, approximately 300 feet to the east of the project site. There is another rural residence located approximately 600 feet northwest of the project site on Calle Capistrada.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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A CO hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. No traffic study was deemed to be necessary for the project by the County because trip generation is assumed to be minimal, as the project consists of only 14 lots. Consequently, no impacts related to CO hotspots at local roadway intersections would be expected to occur. Thus, this impact would be less than significant and no mitigation is required. In addition, as the proposed project would only involve construction of new residential units, the development would not involve or introduce any new stationary sources of TACs, such as diesel fueled backup generators that are more commonly associated with large commercial and industrial uses. Therefore, the project would not expose surrounding sensitive receptors to substantial point source emissions and impacts would be less than significant.

e) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated.

f) According to the *SCAQMD CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Thus, operation of the proposed project is not expected to result in objectionable odors that would affect the neighboring uses. During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, the odors would not be considered to be a significant environmental impact. Therefore, impacts associated with objectionable odors would be less than significant.

Mitigation: None required.

Monitoring: None required.

Cumulative Impacts to Air Quality

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For air quality, the geographic scope for cumulative impacts includes consideration of regional air emissions (e.g., reactive organic gases [ROG]/nitrogen oxides [NOx] and particulate matter [PM]) and therefore includes the entire South Coast Air Basin. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As discussed above, the project construction schedule would not exceed any of SCAQMD's regional significance thresholds. Thus, air quality impacts from construction are considered to be less than significant. The project's operational emissions would not result in or substantially contribute to emissions concentrations that exceed the NAAQS and CAAQS and no mitigation would be required. Therefore, the effects of the proposed project would contribute incrementally to the cumulative

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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impacts on air quality resources in the area and therefore would not be cumulatively considerable (less-than-significant).

| BIOLOGICAL RESOURCES Would the project | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Wildlife & Vegetation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Sources: Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), General MSHCP Habitat Assessment and Consistency Analysis prepared by ESA for Beresford Properties, LLC Revised April 2017 (PDB05927R7), Determination of Biologically Equivalent or Superior Preservation for Riparian Habitats prepared by ESA for Beresford Properties, LLC (PDB06057R3) Revised April 2017, Riparian/Riverine Mitigation Plan prepared by ESA for Beresford Properties, LLC (PDB06510) April 2017

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

a)

The 70.5-acre project site (APN 935-370-005, -007, -009) is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) within the Southwest Area Plan. A 16.6 acre portion of the project site occurs within MSHCP Criteria Cell 6988. Sites located within Criteria Cells are required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process (HANS 2117). The project site is currently undergoing Joint Project Review (JPR No. 13-09-11-01) with the Western Riverside Conservation Authority and Wildlife Agencies.

Criteria Area Policies

The MSHCP calls for conservation of 15–25% of Criteria Cell 6988, focusing on habitat within the western portion of the Cell. However, the site does not occur within the western portion of the Cell and instead occurs on the eastern side of Glen Meadows Road. Although the targeted conservation area occurs offsite to the west of Glen Meadows Road, the project proposes to conserve 2.3 acres of coastal sage scrub within three areas within the southern portion of APN 935-370-009. The County of Riverside has conditioned the project prior to grading permit issuance or prior to map recordation, whichever occurs first, to provide proof that a conservation easement has been recorded for the three coastal sage scrub areas totaling 2.3 acres.

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

A Determination of Biologically Equivalent or Superior Preservation (DBESP) for Riparian Habitats was prepared by ESA and Revised April 2017. According to the DBESP, the project (TR 36517) will impact 1.9 acres of MSHCP Riparian/Riverine resources. Impacts to Riparian/Riverine resources will be mitigated onsite at a 3:1 ratio. According to the Riparian/Riverine Mitigation Plan prepared by ESA, the 5.7 acres of mitigation will be provided within six Mitigation Areas. One of the six Mitigation Areas occurs within TR 36517 and the other five Mitigation Areas will occur within an adjacent project (TR 36549) that is also controlled by the same project proponent. The proposed 2.1-acre Mitigation Area within TR 36517 (APN 935-370-005) will consist of a vegetated bio swale parallel to De Luz Road which will direct supplemental runoff and connect with an area in the southwest portion of the site where wet meadow and riparian habitat will be created/restored and enhanced. The County of Riverside has conditioned the project for a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading permit that must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan. The County of Riverside has also conditioned the project prior to grading permit issuance for a grading plan check to ensure the onsite Riparian/Riverine mitigation area and conservation areas are clearly delineated on the grading plans. The County of Riverside will also condition the project to provide proof that the mitigation areas are placed into a conservation easement.

Vernal Pools

The low-lying areas of non-native grassland and wet montane meadow containing indicators of seasonal hydrology were analyzed for their potential to support vernal pools during the October 2012 jurisdictional delineation. The analysis was based on the soils data taken during the formal wetlands delineation and the soils maps provided by the U.S. Department of Agriculture. Furthermore, the project site was monitored during the storm events of the 2013-2014 rainy season and no evidence of persistent (8-10 days) pooling or ponding was observed (with the exception of the man-made pond in the northeast). Road runoff did result in some shallow water impoundments onsite in areas to the north after the large storm event between February 27 and March 3, 2014; however, the soils onsite are too well drained to remain inundated long enough to support vernal pool resources and these

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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impoundments dried up within 1 to 2 days. No vernal pools or vernal pools indicator plant or animal species were detected onsite.

Fairy Shrimp

The results of the wet and dry season fairy shrimp sampling in the northeast corner of the site was conducted by permitted biologists Marie Simovich (TE-787037-4), Lee Ripma (TE-221290-3), and Jim Rocks (TE-063230-4). The sampling revealed the absence of fairy shrimp cysts. The results of the dry season sampling conducted by permitted biologist Greg Mason (TE-58862A) in the road runoff areas also revealed the absence of fairy shrimp cysts. No vernal pools or vernal pools indicator plant or animal species were detected on-site. It was determined that the soils are too well-drained and not capable of holding water long enough for fairy shrimp to complete their life cycle.

Special-Status Riparian/Riverine Birds

No suitable habitat occurs onsite for the following listed species least Bell’s vireo, southwestern willow flycatcher, and western yellow billed cuckoo. The least Bell’s vireo prefer dense riparian scrub along permanent or intermittent streams dominated by mulefat and willows with a moderate to sparse canopy of cottonwood, sycamore, or oak trees. The southwestern willow flycatcher occurs in similar habitat; however, this species requires a more extensive more mature vegetation community dominated by willow trees and surface water nearby. Similarly, the western yellow billed cuckoo occurs in river bottoms within dense wide riparian woodlands with a well-developed understory. The riparian/riverine habitat onsite is very open with no trees and very few shrubs other than scattered isolated mulefat. Therefore, this habitat is not suitable for any of these species.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and the completion of the required onsite Riparian/Riverine mitigation.

6.1.3 Protection of Narrow Endemic Species

The project site is not located within any designated Narrow Endemic Plant or Criteria Area Species Survey Areas. Therefore, no focused surveys for special-status plants were conducted. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the proposed project is not anticipated to further impede wildlife movement within the immediate vicinity or impact Proposed Constrained Linkage 12 as no suitable core or linkage habitat occurs onsite for the species listed in the biological considerations and conservation goals of the proposed linkage.

The project will conserve 2.3 acres of coastal sage scrub as part of the Criteria Refinement process for TR 36549 and conservation easement will be placed over these areas. Therefore, the project will be conditioned to comply with Urban/Wildlands Interface Guidelines pertaining to drainage, toxics, lighting, noise, invasives, barriers, and grading/land development.

The submittal of a fencing plan for the on-site conservation area is conditioned for the project prior to the issuance of grading permits for the lots where the conservation easements exist. Prior to grading permit issuance, temporary fencing will be placed around the onsite conservation area in accordance with the fencing plan. Permanent fencing is conditioned to be installed prior to building permit issuance in accordance with the fencing plan.

6.3.2 Additional Survey Needs and Procedures

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

The proposed project site is not located within a predetermined survey area for birds, mammals, or amphibians. Thus, no surveys were conducted.

Impacts will be less than significant with the Riparian/Riverine mitigation incorporated and with adherence to County of Riverside Conditions of Approval.

b)

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the federally and state endangered southwestern willow flycatcher has a moderate potential to occur on the proposed project site. A single transient was detected during the habitat survey; however, none were detected during protocol or follow up surveys. The state and federally endangered least Bell's vireo was determined to have a low potential to exist on the project site because the habitat structure and size is not suitable for the species. Impacts to endangered or threatened species will be less than significant.

c)

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, 19 special-status wildlife species identified during the literature review as having been historically recorded within the region have been adequately conserved under the MSHCP. Special-status species adequately conserved by the MSHCP and documented on-site during recent survey efforts include: Cooper's hawk, turkey vulture, coyote, and bobcat. Orange-throated whiptail, coastal western whiptail, northern red-diamond rattlesnake, coast homed lizard, southern California rufous-crowned sparrow, Bell's sage sparrow, white-tailed kite, and coastal California gnatcatcher all have a moderate to high potential for occurrence on-site based on the presence of suitable habitat; however, all are considered adequately conserved by the MSHCP reserve design, and therefore no additional focused surveys were required.

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, five animal species not covered under the MSHCP but listed as Species of Special Concern by California Department of Fish and Wildlife (CDFW) were identified during the literature review as having been historically recorded within the region. However, all five species have a low or no potential to occur on-site because of the lack of suitable habitat or because the habitat on-site is marginal at best, and thus no further surveys were required. Seven plant species not covered under the MSHCP were historically documented within the vicinity of the project site during the literature review. All seven species have either a low or no potential to occur on-site due in the lack of suitable habitat and/or soils. None of these plant species are expected to occur on-site and thus no further surveys are required. Impacts to candidate, sensitive, or special status species will be less than significant.

d)

Wildlife linkages are areas of habitat which connect otherwise isolated blocks of land to allow wide-ranging animals to travel, allow genetic exchange to occur, and to allow plants and animals to move in response to environmental changes and natural disasters. According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the biological issues and considerations for Subunit 6 of the Southwest Area Plan call for the conservation of core and linkage habitat for fairy shrimp, bobcat, mountain lion, California red-legged frog, coast range newt, and western pond turtle. Based on the surveys conducted by ESA, it was concluded that no suitable core or linkage habitat occurs on-site for fairy shrimp, red-legged frog, or western pond turtle. Movement within this particular region is considered 'constrained' by the MSHCP and would best be served by tree-covered riparian corridors accompanied by water features that follow the path of least resistance, neither of which

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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occur on or adjacent to the site. The Criteria Cell 6988 that encompasses the southern portion of the project site calls for conservation of resources in the western portion of the Cell to contribute to Proposed Constrained Linkage 12 (PCL-12 / Sandia Canyon) in the MSHCP; however, the project site is not within the western portion of the Cell, it is on the eastern side of Glen Meadows Road.

According to the MSHCP Habitat Assessment and Consistency Analysis prepared by ESA, the Project site contains vegetation that may provide suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). Therefore, a pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). A report detailing the results of the survey is conditioned for the project prior to Building Permit Issuance. Impacts will be less than significant with adherence to the County of Riverside Conditions of Approval.

e)

ESA completed a jurisdictional delineation and MSHCP Riparian/Riverine assessment for the project site during the October 2012 reconnaissance surveys. The jurisdictional delineation confirmed the absence of any vernal pools or resources under the jurisdiction of USACE, RWQCB, or CDFW. As discussed in part a) of this section, a Determination of Biologically Equivalent or Superior Preservation (DBESP) for Riparian Habitats was prepared by ESA and Revised April 2017.

According to the DBESP, the project (TR 36517) will impact 1.9 acres of MSHCP Riparian/Riverine resources. Impacts to Riparian/Riverine resources will be mitigated onsite at a 3:1 ratio. According to the Riparian/Riverine Mitigation Plan prepared by ESA, the 5.7 acres of mitigation will be provided within six Mitigation Areas. One of the six Mitigation Areas occurs within TR 36517 and the other five Mitigation Areas will occur within an adjacent project (TR 36549). The proposed 2.1-acre Mitigation Area within TR 36517 (APN 935-370-005) will consist of a vegetated bio swale parallel to De Luz Road which will direct supplemental runoff and connect with an area in the southwest portion of the site where wet meadow and riparian habitat will be created/restored and enhanced.

The County of Riverside has conditioned the project for a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading permit that must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan. The County of Riverside has also conditioned the project prior to grading permit issuance for a grading plan check to ensure the onsite Riparian/Riverine mitigation area and conservation areas are clearly delineated on the grading plans. The County of Riverside will also condition the project to provide proof that the mitigation areas are placed into a conservation easement.

Impacts will be less than significant with the Riparian/Riverine mitigation incorporated and with adherence to County of Riverside Conditions of Approval.

f)

ESA completed a jurisdictional delineation and MSHCP Riparian/Riverine assessment for the project site during the October 2012 reconnaissance surveys. The jurisdictional delineation confirmed the absence of any vernal pools or resources under the jurisdiction of USACE, RWQCB, or CDFW. No federal jurisdictional wetlands or waters were identified on the project site. No impacts to federal wetlands will occur.

g)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The proposed project site is subject to the Riverside County Oak Tree Management Guidelines. An oak tree inventory was conducted in October 2013 by ESA biologists to determine the numbers, species, and extent of oak trees (larger than 2 inches in diameter) that will be impacted as a result of project implementation. A total of 80 coast live oaks were mapped within the Site (plus a 50-foot buffer) during the October 2012 reconnaissance survey.

Eleven oak trees will be impacted by the proposed project and will be replaced onsite at a 4:1 ratio. Therefore, four 15-gallon container oak trees will be planted for each oak tree impacted at a suitable location in the southwestern portion of the project site that will be left undisturbed. A Habitat Mitigation and Monitoring Plan (HMMP) is conditioned for the project prior to the issuance of a grading permit that must include the final oak tree mitigation sites. As mentioned in e-f) of this section, prior to grading permit issuance, the project will also be conditioned for a grading plan check to verify the final amount of oak trees that shall be impacted by project development and to ensure that the location of the mitigation oak trees is indicated. In addition, prior to the issuance of any building permits, the project is conditioned for an EPD biologist to conduct a site visit to insure that all mitigation oaks as described in the HMMP have been planted.

Impacts will be less than significant after compliance with the Riverside County Oak Tree Guidelines and Mitigation Measures set forth in the Oak Tree Report prepared by ESA dated July 2016 as well as adherence to County of Riverside Conditions of Approval.

Mitigation:

Riparian/Riverine DBESP Mitigation:

Prior to the issuance of a grading permit or prior to map recordation, whichever occurs first, a biologist that holds an Memorandum of Understanding with the County of Riverside shall provide proof that the 2.1-acres of MSHCP Riparian/Riverine Mitigation outlined within the Determination of Biologically Equivalent or Superior Preservation (Prepared by ESA Revised April 2017) has been installed in accordance with Habitat Mitigation and Monitoring Plan (Prepared by ESA April 2017) to the satisfaction of the Riverside County Environmental Programs Department.

Oak Tree Mitigation:

Prior to grading permit issuance, a biologist that holds an Memorandum with the County of Riverside shall provide proof that the oak tree mitigation has been completed as outlined within the Oak Tree Report (Prepared by ESA dated July 2016) to the satisfaction of the Riverside County Environmental Programs Department. In accordance with the Oak Tree Report (Prepared by ESA July 2016), TR 36517 shall replace impacted oaks onsite at a 4:1 ratio.

Monitoring:

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

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

Source: On-site Inspection, Project Application Materials

Environmental Science Associates (ESA), 2014. *Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California*. Prepared on behalf of Beresford Properties, LLC, for The County of Riverside, Planning Department. January 2014.

Findings of Fact:

a-b) A records search for the project area was conducted on September 19, 2013 by staff at the Eastern Information Center (EIC). The records search indicated that a total of 11 cultural resources have been previously recorded within the 1-mile record search radius. All 11 previously recorded resources are prehistoric archaeological sites. The records search indicated that no historic-era cultural resources have been previously identified within the TTM 36517 project site. A cultural resources survey of the project area was conducted by ESA archaeologists on October 2, 2013. No surface evidence of historic-era cultural resources was observed as a result of the survey in the project area. Therefore, there would be no impact to historic resources as a result of the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Environmental Science Associates (ESA), 2014. *Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California*. Prepared on behalf of Beresford Properties, LLC for The County of Riverside, Planning Department. January 2014.

Findings of Fact:

a-c) A records search for the project area was conducted on September 19, 2013 by staff at the Eastern Information Center (EIC). The records search indicated that a total of 11 cultural resources have been previously recorded within the 1-mile record search radius. All 11 previously recorded resources are prehistoric archaeological sites. The records search indicated that no archaeological cultural resources have been previously identified within the TTM 36517 project site. A cultural resources survey of the project area was conducted by ESA archaeologists on October 2, 2013. Much of the ground surface within the project area was obscured by non-native grasses and thick brush. No

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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surface evidence of archaeological cultural resources was observed as a result of the survey in the project area.

Although no evidence of cultural resources was identified as a result of the cultural resources survey, the results of the archival review indicate that the project area is highly sensitive for the presence of cultural resources. During the survey, much of the project area was covered in thick non-native grasses and thick brush, which may have obscured previously unrecorded cultural resources. Due to the high cultural sensitivity of the project area as well as the possibility of additional previously undocumented cultural resources being obscured by thick vegetation, the proposed project has the potential to unearth, expose, or disturb surface and subsurface archaeological, historical, or Native American resources. However, with implementation of the Conditions of Approval COA-CUL- through COA-CUL-4 potential impacts to archaeological resources would be less than significant.

d) The project would not restrict existing religious and sacred uses within the project impact area. No impact would occur.

Mitigation:

COA CUL-1: Construction Worker Cultural Resources Sensitivity Training: Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains.

COA CUL-2: Cultural Resources Monitoring Plan: Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist. Based on the survey conditions and geo-archaeological review summarized in this report, the plan shall identify areas, such as ridge tops, saddles, and flats, where cultural resources survey shall be conducted after initial vegetation removal has occurred. The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resource during project implementation (including during the survey to occur following vegetation removal and monitoring during ground disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with *CEQA Guidelines* Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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COA CUL-3: Implementation of Cultural Resources Monitoring Plan: Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the project proponent to conduct post-vegetation clearance survey and to monitor ground-disturbing activities in accordance with the Cultural Resources Monitoring Plan. The archaeologist shall work under the supervision of a qualified archaeologist. The Native American monitor shall be selected from the list of Native American groups demonstrating affiliation with the project area and demonstrating interest in the project. The monitoring shall be conducted as specified in the Cultural Resources Monitoring Plan.

COA CUL-4: Inadvertent Discoveries: In the event of the discovery of historical or archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the project proponent. The contractor shall not resume work until authorization is received.

In the event of an unanticipated discovery of archaeological materials during construction, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred manner of mitigation. In the event avoidance is demonstrated to be infeasible, the applicant shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall halt work in the vicinity (within 100 feet) of the find and shall contact the Riverside County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American in origin, the Coroner shall contact the NAHC. As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent shall be afforded the opportunity to provide recommendations concerning the future disposition of the remains and any associated grave goods as provided in PRC 5097.98.

Monitoring: Pre-construction training of workers by contractor and monitoring of cultural resources during construction by a qualified archaeologist and Native American monitor.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Tribal Cultural Resources

h) 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:

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,

i) 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 Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to requesting tribes on July 15 and 24, 2015. This included Pechanga, Soboba, Agua Caliente and Rincon, Consultation was requested by only the Pechanga Band of Luiseno Mission Indians. The cultural report was sent to the Tribe, who had no additional comments. Consultation concluded with Pechanga on June 24, 2016. No Tribal Cultural Resources were identified within the project area by the Tribe, therefore, there will be no impact to Tribal Cultural Resources.

Mitigation: None

Monitoring: Tribal Monitoring will be required.

Paleontological Resources

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

Source: Riverside County, 2015. Riverside County General Plan Chapter 5: Multipurpose Open Space Element, Figure OS-8 "Paleontological Sensitivity". Available at: http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/GPA%20960/General%20Plan%20Elements/Ch05_MOSE%20with%20figs.pdf

Paleo Solutions, 2013. *Paleontological Resource Survey Report for De Luz Vineyards Property, Riverside County, California*. October 10, 2013.

Findings of Fact:

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) As described in the Paleontological Resource Survey Report (Paleontological Solutions, 2013), a paleontological records search was conducted at the San Bernardino County Museum (SBCM) and using the Riverside County Land Information System's Paleontological Resource Sensitivity Map (PRSM) data. The record search revealed no documented fossil localities within a one mile radius of the project boundaries. Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. In addition, according to the Riverside County General Plan, there are no Paleontological resources within the project area.

During the field survey, no fossils were observed in the surface exposures of recent silty alluvium within the project area boundaries. The Recent (late Holocene) deposits within the project area are unlikely to yield fossils, and are considered to have a low potential to contain significant nonrenewable fossil resources. The Recent deposits within the project area are unlikely to yield fossils, and are considered to have a low potential to contain significant nonrenewable fossil resources. However, if older Pleistocene alluvium was encountered onsite, depending on its lithology, it may have a high paleontological sensitivity. Mesozoic bedrock underlying the surface mapped alluvium has no potential to yield paleontological resources. As such, no paleontological resource monitoring is recommended for the project. However, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval COA-CUL-5 would ensure that any potential impacts to paleontological resources are less than significant.

Mitigation:

COA CUL-5: If any subsurface fossils are found by construction personnel, activity in the immediate area shall be suspended and the fossils shall be left in place untouched. A qualified paleontologist shall then evaluate the significance of the discovery and make further recommendations. Fossils that would be considered unique under *CEQA guidelines*, Section V(c) of Appendix G (CEQA; PRC §21000, et seq.) shall be collected, prepared, analyzed, reported, and curated.

Monitoring: No monitoring required.

Cumulative Impacts to Cultural Resources

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. The geographic scope for cumulative impacts to cultural and paleontological resources consists of the project site and greater Walker Basin. Based on the presence of multiple prehistoric archaeological sites within the basin, the potential for additional surficial archaeological resources is estimated to be very high. The proposed project's impacts to cultural resources, when considered in combination with other past, present, and future projects at a regional scale, could potentially contribute to a cumulatively significant impact to historical, archaeological resources, and human remains. Cumulative projects have the potential to involve ground-disturbing activities that would directly impact significant cultural resources, or that may result in indirect impacts such as vandalism or damage from an increased human presence in the area. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The effects of the proposed project would contribute incrementally to the cumulative impacts on cultural resources, however, the conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

GEOLOGY AND SOILS Would the project

Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

j) 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, Geologist Comments

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Hart, E.W., *Fault-Rupture Hazard Zones in California: Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps*, Department of Conservation, California Geological Survey, Special Publication 42, 1990, interim revision 2007.

Findings of Fact:

a-b) No active or potentially active faults are known to intersect the subject site. In addition, the project site does not lie within a current Alquist-Priolo Earthquake Fault Hazard Zone (Hart, 2007). No active faults are identified by the Riverside Land Information System online database (RCLIS, 2013). No evidence of faulting was noted during the field reconnaissance nor in a limited aerial photograph review of the site and immediate surrounding region. The closest known active earthquake fault, in relation to the site, is the Elsinore fault, which is located approximately 2.2 kilometers (1.4 miles) to the northeast. While fault rupture is not limited to the confines of the Alquist-Priolo fault zones, the likelihood of ground displacement occurring at the project site is very low.

Seismic ground rupture is generally considered most likely to occur along pre-existing active faults. Since no known faults are known to exist at, or project into the site, the probability of ground surface rupture occurring at the site is considered nil. Impacts would be less than significant.

Although there are no active faults within the project site, due to the site's close proximity to the Elsinore fault zone, as described above, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. However, the effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the Preliminary Geotechnical Investigation (LOR Geotechnical Group, Inc., 2013). Therefore, impacts relating to exposing people or structures to loss, injury, or death would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact: a) The potential for liquefaction generally occurs during strong ground shaking within saturated granular, loose sediments within the upper 50 feet of ground surface. As the site is underlain at depth by hard metamorphic bedrock, the loose alluvial soils are anticipated to be replaced with compacted fill, and the locally encountered groundwater within the alluvium at the site is considered to be perched, the possibility of liquefaction at the site is considered nil.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Ground-shaking Zone

l) 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)

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) According to a review of historical seismicity conducted within the preliminary geotechnical investigation, the project site is associated with numerous small to medium magnitude earthquake events occurring around the subject site, predominately related to the proximity of the Elsinore fault. Any future developments at the subject site should anticipate that moderate to large seismic events

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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are likely to occur over the design life of the improvements. The proposed improvements would be constructed in accordance with the most recent California Building Code which includes requirements for seismic design. Incorporation of geotechnical recommendations in accordance with building code requirements would be sufficient to reduce potential ground-shaking impacts to less than significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) The majority of the site lies on a relatively flat surface. Considering the relative flatness of the property, the potential for mass movement failures such as landslides or debris flows is considered very low. Development within any known areas which could conceivably be subject to debris flow, such as active drainage courses is not anticipated and protective measures to protect against potential soil erosion damage are anticipated to be incorporated in project design. There are relatively steep hillsides within the southeast portion of the site as well as to the east, west, and north of the site, however, no evidence for landslides or debris flows within or in close proximity to the site was observed during a site investigation. In addition, no loose, un-rooted rocks that could fall or topple were noted to be present above the site, and the potential for rockfalls occurring at the site is also considered very low.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Ground Subsidence

n) 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"

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) Settlement generally occurs within areas of loose, granular soils with relatively low density. The site is underlain primarily by hard metamorphic bedrock and the earthwork operations anticipated to be conducted during the development of the site would include measures to replace any soils deemed inadequate to support proposed improvements in accordance with current building code requirements. As a result, with incorporation of site specific geotechnical recommendations the potential for unstable soils to adversely affect proposed improvements would be considered low.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Other Geologic Hazards

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

Source: LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) The potential for the site to be affected by a seiche or tsunami (earthquake generated wave) is considered nil due to absence of any large bodies of water near the site. Further, the project site is not subject to other geologic hazards such as mudflow or volcanic hazard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Slopes

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| p) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| q) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

a) The proposed project would include an underlying land planning design philosophy of creating minimal manufactured slopes and contouring the lots to match the existing natural contours to the extent feasible. As a result there would be no substantive change to topography or relief features.

b) Based on the findings of the preliminary geotechnical report, all grading activities that would include cut and fill operations have been recommended to maintain slopes of no higher than 2:1 (horizontal:vertical). The final grading plan would be submitted to the County for review and all proposed cut slopes would be required to be in accordance with local building code requirements for slope stability. As a result, the potential impact would be less than significant.

c) The preliminary geotechnical evaluation included infiltration testing to ensure that site soils would be able to accommodate subsurface sewage disposal systems in accordance with County requirements. In addition, as mentioned above, the project would minimize manufactured slopes and would retain natural contours to the extent feasible. As a result, the potential impact to sewage disposal systems would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| Soils | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| s) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| t) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| u) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

LOR Geotechnical Group, Inc. 2013. *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared for Beresford Properties, LLC. July 10, 2013.

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) The proposed project would be required to adhere to the National Pollution Discharge Elimination System (NPDES) Construction General Permit during construction activities. As part of this permit, construction activities would be required to implement a Storm Water Pollution Prevention Plan (SWPPP) that details erosion control BMPs. Implementation of these BMPs would ensure that construction activities minimize the potential for erosion during construction. Once constructed, any excavated soils would be covered by impervious surfaces or vegetated and drainage control requirements would control runoff at the site. As a result, the potential for substantial soil erosion or loss of topsoil would be reduced to less than significant levels.

b) According to the preliminary geotechnical report prepared for the project site, the site soils were found to have a low potential for expansion. In order to ensure that even this identified low potential does not ultimately result in damage to improvements, the findings of the investigation included recommendations for engineered fill and placement of expansive soils in areas of the project where there are no proposed improvements. Therefore, with implementation of these recommendations as would be required by local and state building code requirements the impacts from expansive soils would be less than significant.

c) As noted above, the preliminary geotechnical investigation included an evaluation of infiltration tests done on site soils to determine their potential for accommodating septic wastewater systems. All new septic systems would be installed in accordance with the County's permit requirements which states that onsite soils must meet infiltration minimums. Therefore, with adherence to permitting requirements the potential impacts from septic systems would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Erosion

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

w) 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 project would be designed to avoid disturbances or changes to existing drainages as much as possible. Drainage control would be in accordance with County requirements such that there would be no changes to drainages that could cause adverse effects related to a change in deposition, siltation, or erosion of a river, stream, or lake. The project would also require a National Pollutant Discharge Elimination System (NPDES) construction permit which would reduce the potential for impacts from siltation and water erosion during construction. With the required NPDES permit potential impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| x) 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 Wind Erosion Susceptibility Map for the County, the project site is not located in an area considered to have a high or very high susceptibility to blowsand conditions. The project site is located in an area shown as having a moderate potential for wind erosion. However, soil erosion by wind is a potentially significant impact that could occur during grading and construction which vegetation is removed and soils disturbed. Wind erosion can be controlled during construction through implementation of erosion control BMPs as would be required under the NPDES Construction General Permit. See also a discussion of wind erosion in the Air Quality section of this document. With implementation of these BMPs, the potential impact would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Geology and Soils

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For geology and soils, the geographic scope for cumulative impacts includes the project site and areas immediately adjacent. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As described above, the project is not located in proximity to a known earthquake fault; the project would not cause substantial soil erosion or the loss of topsoil; and the project site is not located in a geologic unit or soil that is unstable. Further, the project would be constructed in accordance with the most recent California Building Code which includes requirements for seismic design. Therefore, the project would not contribute to or combine with the impacts of other projects in the cumulative scenario to cause significant cumulative impacts related to these criteria. The effects of the proposed project would contribute incrementally to the cumulative impacts on cultural resources in the area and therefore would not be cumulatively considerable (less-than-significant).

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| GREENHOUSE GAS EMISSIONS Would the project | | | | |
| Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| y) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| z) 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: Atkins, 2012. Draft Riverside County Climate Action Plan. May.

California Energy Commission (CEC), 2012. California Building Code (CBC) 2013 Building Energy Efficiency Standards, Frequently Asked Questions, May, 2012.

Accessed at October 2, 2015 at

http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013_Building_Energy_Efficiency_Standards_FAQ.pdf

Environmental Science Associates (ESA), 2014. *TENTATIVE TRACT MAP 36517, Revised Greenhouse Gas Emissions Technical Report*. Prepared for Beresford Properties, LLC. August 2014.

Findings of Fact:

a) As described in the Greenhouse gas (GHG) Emissions Technical Report for the project (ESA, 2014), the proposed project would generate GHG emissions from a variety of sources. First, GHG emissions would be generated during construction of the project. Once fully operational, the project's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed residential uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the proposed project would consist of motor vehicles trips generated by residents and visitors.

The proposed project consists of the construction of 14 single-family residential dwelling units and vineyards on the 70.5-acre project site. As shown in **Table 3**, the total GHG emissions that are anticipated from construction of the proposed project would be approximately 515 MT CO₂e during construction and 354 MT CO₂e during operation.

| Emission Source | Proposed Project Emissions CO ₂ e (MT/yr) |
|--|--|
| Construction Total | 515 |
| Operations | |
| Mobile Sources | 284 |
| Electricity Consumption | 30 |
| Natural Gas Consumption | 20 |
| Water Consumption | 7 |
| Solid Waste | 8 |
| Area Source | 5 |
| Subtotal | 354 |
| TOTAL PROJECT EMISSIONS | 869 |
| County Screening Threshold | 3,000 |
| Significant Impact? | No |
| NOTES: CO ₂ e= carbon dioxide equivalent; MT/yr = metric tons per year; see Appendix A for CalEEMod model outputs. Construction emissions assumed to occur in 2015, operational in 2016. Solid waste and water consumption emissions have been adjusted from CalEEMod output to reflect updated GWPs for methane and nitrous oxide. | |
| SOURCE: ESA, 2014. | |

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

The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would have a less than significant impact on the environment as it relates to GHG emissions.

Out of the Recommended Actions contained in the California Air Resources Board's (CARB) Scoping Plan, the actions that are most applicable to the project would be Actions E-1 and GB-1. CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code as well as the recently updated 2013 Title 24 building standards. Therefore, the proposed Project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

Development of the proposed project would be consistent with the residential land use designation for the project site identified in the County's General Plan. The proposed project would not require a General Plan amendment or an amendment to the zoning code. Therefore, the GHG emissions associated with the project have been accounted for in the County's future emissions forecast. As such, implementation of the proposed project would be consistent with the County's CAP once it has been finalized and adopted by the County. Therefore, implementation of the proposed project would not adversely affect the attainment of GHG emission reduction goals of the County's CAP. Specific design features to reduce GHGs have not yet been defined. However, it should be noted that the requirements of the 2013 update to the Title 24 Building Standards will result in 25 percent less energy for lighting, heating, cooling, ventilation, and water heating than the 2008 Standards (CEC, 2012). These savings will result in the proposed project generating far fewer emissions than a business-as-usual development.

b) Consistency with AB 32

As discussed above, the GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed Project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. The estimated energy emissions in Table 3 reflect implementation of 2013 Title 24 building standards.

Consistency with CARB Scoping Plan

The Recommended Actions contained in CARB's Scoping Plan that are most applicable to the project would be Actions E-1 and GB-1. CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), which aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code as well as the recently updated 2013 Title 24 building standards. Therefore, the proposed project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

Consistency with Riverside County's Draft Climate Action Plan

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

Development of the proposed project would be consistent with the residential land use designation for the project site identified in the County's General Plan. The proposed project would not require a General Plan amendment or an amendment to the zoning code. Therefore, the GHG emissions associated with the project have been accounted for in the County's future emissions forecast. The County is in the process of adopting a Climate Action Plan (CAP). This Plan includes strategies and measures that complement the County's General Plan policies. As such, the proposed project would not adversely affect the attainment of GHG emission reduction goals in the County's CAP.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Greenhouse Gas Emissions

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. GHG emissions are inherently a cumulative concern, in that the significance of GHG emissions is determined based on whether such emissions would have a cumulatively considerable impact on global climate change; therefore, the geographic scope of cumulative impacts related to GHG emissions and climate change is global. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The proposed project would contribute GHG emissions primarily through exhaust from equipment, trucks, and residential vehicles which would result in an incremental contribution to global climate change, and which, when combined with the cumulative contributions of all other sources of GHGs, contributes to climate change. Because the project would not result in a long-term generation source for emissions of GHGs, it would not result in GHG emissions that would conflict with California's ability to achieve 1990 levels of GHG emissions by 2020 as required by AB 32 and would be consistent with all other applicable plans, policies, and regulations. Therefore, the project's incremental contribution to GHG emissions would not be cumulatively considerable; thus, it would not present a significant cumulative impact (less-than-significant).

HAZARDS AND HAZARDOUS MATERIALS Would the project

Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| aa) 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"/> |
| bb) 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"/> |
| cc) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| dd) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ee) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Department of Toxic Substances Control (DTSC), Envirostor and Geotracker databases, available at http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=De%20Luz%20Road,%20Temecula%20CA&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true, accessed October 7, 2015.

Findings of Fact:

a,b,d) The project proposes uses which are not anticipated to present significant hazards related to the hazardous materials use associated with the proposed land uses or result in emissions of hazardous materials. Any use or storage of hazardous materials would likely be in relatively small quantities. Through the project conditions of approval and standard County requirements the project would have a less than significant impact with respect to hazards.

c) The project will provide adequate access to and from the uses on the project site and would not interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, impacts for this issue would be less than significant.

e) The project site is not located on a site compiled pursuant to Government Code Section 65962.5 (DTSC, 2015) and thus there would be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

| Airports | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| ff) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| gg) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| hh) 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"/> |
| ii) For a project within the vicinity of a private airstrip, | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project site is not located within 2 miles of a public airport influence area or airport land use plan.) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. Pursuant to the Riverside County Airport Land Use Compatibility Plan and the individual airport plans, the proposed project would have no impacts with respect to public airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Hazardous Fire Area

jj) 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: The project site is located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. These standards require fuel modification within 100 feet of structures to create defensible space. With these protections, impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Hazards and Hazardous Materials

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. Depending on the pathway of exposure, the geographic scope for cumulative effects relating to hazards and hazardous materials would be the air basin, watershed boundary, groundwater basin, or extent of affected soil. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

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

For hazards and hazardous materials, there would be no routine transport, use, or disposal of hazardous materials; project -related activities within 0.25 miles of an existing or proposed school; and no project -related activities within 2 miles of a private airstrip. In addition, there would be no impact on adopted emergency response or evacuation plans. While the project site is located within a high fire hazard area, it would comply with the wildland-urban interface fire area building standards. Therefore, the project would have a less-than-significant contribution to a cumulative effect related to these criteria.

HYDROLOGY AND WATER QUALITY Would the project

Water Quality Impacts

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| kk) 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"/> |
| ll) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| mm) 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"/> |
| nn) 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"/> |
| oo) 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"/> |
| pp) 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"/> |
| qq) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| rr) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Mayers & Associates, 2015a. *Preliminary Hydrology and Hydraulic Analysis for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Mayers & Associates, 2015b. *Preliminary Water Quality Management Plan for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

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

FEMA National Flood Hazard Database, available at <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&extent=-117.30264815917961,33.460097649975836,-117.1831718408204,33.53167403693412>, accessed October 8, 2015.

Findings of Fact:

a,b,d,g,h) The project would be developed in accordance with County drainage and flood control requirements that include measures to ensure that changes to drainage patterns are managed to control and treat stormwater. A Preliminary Drainage Study and Water Quality Management Plan have been completed for the project (Mayers & Associates, 2013 and 2015). The project proposes three bio-filtration features along Rancho California Road and De Luz Road and a stormwater quality basin in the south east portion of the site. In addition drainage ditches will be constructed adjacent to De Luz Road and vegetated to control stormwater runoff and provide for stormwater treatment. The project would require a NPDES Construction General permit which would reduce potential impacts to water quality during construction through the implementation of common best management practices. Once constructed, the Water Quality Management Plan addresses post development water quality impacts through implementation of low impact design features such as bio-retention basins that would reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream drainage facilities which would serve the project are complete. With the required permits and project conditions, impacts to drainage and water quality would be less than significant.

c) The project would introduce new impervious surfaces but would also include LID features such as bio-retention basins to encourage onsite infiltrations. As a result, the project is not anticipated to 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 and thus impacts for this issue would be less than significant.

e, f) The project site has not been mapped by the Federal Emergency Management Agency and is labeled as Zone D – “The Zone D designation on NFIP maps is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted.” However, according to the County’s flood hazard mapping, the project site is not located within a 100-year flood hazard area and thus there would be no impact for these issues.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

ss) 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| result in flooding on- or off-site? | | | | |
| tt) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| uu) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| vv) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a,b,d) The project would introduce new impervious surface that would alter existing drainage patterns for the existing three drainage areas onsite (Areas A, B, and C). A Preliminary Drainage Study has been completed for the project (Mayers & Associates, 2015). In the developed condition, the project would include five drainage management areas with no development proposed in the pre-developed drainage Area C. The project would include LID drainage features which would include five bio-retention basins that would be designed in accordance with County requirements. Thus, the runoff from the project site is anticipated to result in less than significant impacts.

c) The project will not 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. The project site is located outside of any known dam inundation areas and thus impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Hydrology and Water Quality

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For hydrology and water quality, the geographic scope for cumulative impacts includes the Santa Margarita River Watershed and vicinity. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

As discussed above, there would be no project-specific impacts related to the on-site treatment or discharge of waste water, nor would there be the construction of housing or of any structures within a 100-year flood hazard area. Further, the project would require a NPDES Construction General permit which would reduce potential impacts to water quality during construction through the implementation of common best management practices. Once constructed, the Water Quality Management Plan

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

addresses post development water quality impacts through implementation of low impact design features such as bio-retention basins that would reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream drainage facilities which would serve the project are complete. Therefore, the project would have no contribution to a cumulative effect related to these criteria (less-than-significant).

LAND USE/PLANNING Would the project

| Land Use | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| ww) 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"/> |
| xx) 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

Riverside County, 2015. Riverside County General Plan. Chapter 3: Land Use Element. Available at: http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch03_Land_Use_121515.pdf?ver=2016-04-01-100749-867

Findings of Fact:

a) The project site is designated as Rural Mountainous (RM) 10-Acre minimum by the Riverside County General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres (Riverside County, 2008). The proposed residential lot size of 5 acre minimum is inconsistent with the underlying General Plan Land Use designation of Rural Mountainous-10 acre minimum. However, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The project is also located within the Walker Basin Policy Area and is consistent with its policies. The residential development would be rural in form, with large lots featuring single family homes. Therefore the project would not result in a substantial alteration of the present or planned land use of the area and no impact would occur.

b) The project is not located within the City of Temecula or the City of Murrieta's sphere of influence, nor is it located directly adjacent city or county boundaries. Therefore, no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| Planning | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| yy) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| zz) Be compatible with existing surrounding zoning? | <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 |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| aaa) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| bbb) 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"/> |
| ccc) 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

Riverside County, 2015. Riverside County Zoning Ordinance 348, Article V: Base Zones and Related Use and Development Provisions. Available at: <http://www.riversideca.gov/municode/pdf/19/article-5/19-100.pdf>. Accessed October 6, 2015.

Riverside County, 2014. Riverside County General Plan, Southwest Area Plan. Adopted December 9, 2014. Available at: http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/SWAP_clean_120914.pdf. Accessed October 6, 2015.

Findings of Fact:

a-c) According to Ordinance No. 348,, the site is zoned Residential Agriculture (R-A-5), which is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area (Riverside County, 2015). The project site is surrounded by agricultural and residential uses; the Cross Creek Golf course is located just southeast of the site. The residential development would be rural in form, with large lots featuring single family homes, vineyards and avocado groves. The project does not propose to change the zoning designation of the site nor its surroundings and would be consistent with the existing zoning and land use designations, therefore no impact would occur.

d) The project site is located in unincorporated Riverside County within the Riverside County Southwest Area Plan of the General Plan. (2014). The Southwest Area Plan guides the evolving character of the unincorporated land surrounding the Cities of Murrieta and Temecula. The Southwest Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan. It contains policies for areas that contain special or unique characteristics that merit detailed attention and focused policies.

The project site is located within the Santa Rosa Plateau/De Luz Policy Area which is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. It supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

The project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. As stated in the General Plan, this area was

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

previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 14, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's General Plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

The project proposes to develop 14 estate-size single-family detached residential lots within the boundary of the 70.5 acre project site. Minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan and Southwest Area Plan designations. In addition, the project would be consistent with the Walker Basin Area Policy Area reversion to acreage process conditions of approval that were initiated and approved by the Riverside County Board of Supervisors. The proposed project is consistent with all of the Walker Basin Policy Area policies contained in the Southwest Area Plan. Impacts would be less than significant.

e) The nearest established community is the City of Temecula, located approximately 3 miles east of the site. There are no low-income or minority communities within the project site or within the vicinity of the project. Therefore, the project would not divide an established community, including a low-income or minority community, and no impact would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Land Use/Planning

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For land use and planning, the geographic scope for cumulative impacts includes all of Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single-family estate homes and agriculture.

The project would have no impact with respect to the physical division of an established community, or any conflict with applicable land use plans or policies. Further, the project is not located within the City of Temecula or the City of Murrieta's sphere of influence, nor is it located directly adjacent city or county boundaries. Therefore, it could not cause or contribute to cumulative effects related to these land use and planning issues (no impact).

MINERAL RESOURCES Would the project

Mineral Resources

ddd) 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?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| eee) 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"/> |
| fff) 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"/> |
| ggg) 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"

California Department of Conservation (CDC), 1991. Mineral Land Classification of the Temescal Valley Area, Riverside County, California. Plate 6b. Miller, R.V., Shumway, D.O., and Hill, R.L., 1991. Available at: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_165/Plate%206B.pdf. Accessed October 7, 2015.

California Department of Conservation (CDC), Division of Oil, Gas, and Geothermal Resources (DOGGR) 2015. DOGGR Online Mapping System. Available at: <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>. Accessed October 7, 2015.

Riverside County, 2015. Riverside County General Plan. Chapter 5 Multipurpose Open Space Element. Available at: http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367.

United States Geological Survey (USGS), 2003. Active Mines and Mineral Plants in the U.S. 2003. Available at: <http://mrddata.usgs.gov/mineral-resources/active-mines.html>. Accessed October 7, 2015.

Findings of Fact: a - b) According to the Nevada County Mineral Lands Classification Map of Riverside County and the Riverside County General Plan (CDC, 1991; Riverside County 2008), the project site is located on lands classified as MRZ-3, which is identified as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. In addition, there are no mines, mineral plants, oil, gas, or geothermal wells located at or within the vicinity the project site (CDC, 2015; USGS, 2003). The project would not involve mining onsite, nor would it expose people or property to hazards from proposed, existing or abandoned quarries or mines. In addition, the project would not result in the loss of known mineral resources. Therefore, no impacts to mineral resources would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Mineral Resources

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For mineral resources, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to mineral resource issues. The potential for mineral resources to exist in and around the project site is limited and the proposed project would not significantly reduce the availability of known mineral resources. Therefore, this impact is not cumulatively significant and the proposed project could not cause or contribute to cumulative effects related to mineral resources (no impact).

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

2. 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport.

b) The nearest private airstrip to the project site is the Billy Joe Airport located approximately 9 miles to the east. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this private airstrip.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Railroad Noise

NA A B C D

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: There are no active railroad lines adjacent or in the vicinity of the project site. No impacts would occur as a result of the implementation of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Highway Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not located adjacent to or in close proximity of a major highway. As such, impacts from highway noise would be less than significant as a result of the implementation of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Noise Effects on or by the Project

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

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

e) 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?

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

Riverside County Transportation Department, 2014. Traffic Counts-2014. Available at: <http://rctfma.org/Portals/7/documents/WEB%20COUNTS.pdf>. Accessed October 19, 2015.

Findings of Fact:

a) As part of the project, which consists of the development of 14 single-family residences and vineyards on 70.5 acres, permanent (i.e., long-term) increases in ambient noise levels in the project vicinity could be caused by the operation of new Heating, Ventilation, and Air Conditioning (HVAC) units and exhaust fans that are installed for the new residences. The noise levels generated by new HVAC units and exhaust fans installed as part of the project could potentially disturb the existing surrounding residential uses nearest to the project site. However, the nearest sensitive receptors to the project site, which are the existing residences located on Via Nariz, are approximately 300 feet to the east of the project site. Given this distance, the noise levels generated by the residential HVAC units and exhaust fans would not be perceptible at these nearest off-site sensitive receptors. Additionally, it should be noted that as an industry practice, the design of the project’s on-site HVAC units and other noise-generating mechanical equipment associated with the new residential structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures) to reduce noise levels as the new residential uses themselves are noise-sensitive uses that require a relatively quiet noise environment. As such, the noise generated by this on-site stationary equipment would not generate a substantial amount of noise at the nearby off-site sensitive receptors and impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

Potential noise impacts associated with a substantial increase in ambient noise levels in the project vicinity could also be generated by a project’s traffic-related noise levels. However, no traffic study was deemed necessary for the project by the County because the vehicle trip generation from the 14 new single-family residential estate lots were assumed to be minimal. It is estimated that the project would generate approximately 134 daily trips. The existing ADT for De Luz Road near Rancho California Road is 1,296 (Riverside County Transportation Department, 2014) and existing ADT for Ranch California Road at East De Luz Road is 1,150. Generally, in order for traffic noise to be barely audible, there would need to be a 3 dBA CNEL or greater noise increase. In turn, a 3 dBA CNEL increase in ambient noise from traffic is typically achieved when the volume on any given roadway is doubled. Given that the project would only introduce 14 residential lots at the project site, any increase in traffic noise levels on the local roadways would be negligible. Consequently, the increase in traffic resulting from implementation of the project would not result in a substantial increase in the ambient noise levels at sensitive uses (residences) located along the local roadways in proximity to the project area. As such, impacts related to project-generated vehicle traffic would be less than significant.

b) During the construction phases, the project would temporarily expose surrounding off-site sensitive receptors to increased exterior noise levels. Off-site sensitive receptors in the immediate vicinity of the project site include two existing rural residences located on Via Nariz, east of the project site. Construction of the project would require the use of heavy off-road equipment (excavator, grader, dozer, etc.) as well as smaller power tools, generators, and other sources of noise. During each stage

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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of development (e.g., site preparation, grading, and building), there would be a different mix of equipment. As such, construction activity noise levels at and near the project site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment. Consequently, the noise levels experienced at the nearest off-site receptors would vary depending on the distance of the construction equipment within the site to the receptors. For instance, the construction noise levels experienced at the off-site receptors to the east, on Via Nariz, would be the greatest when construction equipment is operating in the easternmost portion of the project site, while noise levels at this project would be the lowest when construction equipment is operating in the westernmost portion of the project site. Thus, depending on where the active construction area is located within the approximately 70-acre project site at any given time, the noise levels at the nearby off-site sensitive receptors would fluctuate over the course of the project's construction period.

For the purpose of this analysis, the noise levels generated by the off-road construction equipment used during the project's grading phase, which is generally the construction phase that generates the highest noise levels, are estimated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) at the nearest off-site sensitive receptor location. The off-road construction equipment analyzed includes an excavator, grader, dozer, scraper, and tractor, which is consistent with the grading phase construction equipment that was evaluated in the air quality analysis for the project. To estimate noise levels at the nearest off-site receptors, which would be the single-family residences on Via Nariz located approximately 300 feet east of the project's nearest construction area, it was assumed that the two highest-noise-generating equipment (grader and tractor) would be operating along the project's boundary line while the remaining three pieces of construction equipment (scraper, dozer, and excavator) would be operating at a distance of 50 feet from those two pieces of equipment. Based on this construction scenario, it is estimated that construction noise levels at the nearest off-site sensitive receptors to the project site would be approximately 70.1 dB Leq.

While the project's construction noise levels would expose the nearest off-site sensitive receptors to the project site to increased exterior levels, these increases in noise levels would only be temporary in nature and would not generate continuously high noise levels throughout the day. In addition, the operation of each piece of construction equipment at the project site would not be constant throughout the construction day, as equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment would involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Furthermore, while the estimated construction noise levels at each off-site sensitive receptor location would be the loudest when construction activities are occurring at an area within the project site that is nearest to the off-site location, the majority of the time noise levels at these off-site locations would be reduced as construction activities conclude or move to another more distant location within the project site. As such, the noise increases at the off-site sensitive receptors would only occur periodically throughout the construction day. To further reduce these temporary noise impacts to the maximum extent feasible, the project would be conditioned to reduce the construction-related noise levels at nearby off-site receptors (COA-NOI-1 through COA-NOI-5). As a result, construction noise impacts would be less than significant.

c) Policies and guidelines in the Riverside County General Plan Noise Element and Land Use Element were used to determine the compatibility of the project with adjacent land uses. The Noise Element is closely related to the Land Use Element because of the effects that noise has on sensitive land uses. The Noise Element has established land use noise exposure levels to minimize noise exposure to sensitive areas and to ensure the proper function of land uses in the County. Based on the County's noise/land use compatibility guidelines, the development of low-density single-family

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

residential uses are considered to be compatible with noise environments up to 70 dBA CNEL where the residential units are equipped with fresh air supply systems or air conditioning (County of Riverside, 2003). As described in the County's General Plan Noise Element, outdoor noise environments up to 60 – 70 dBA CNEL for single-family residential uses would generally be perceived as noisy. Given that the 70.5-acre project site is currently in a natural state with no structures with only sparsely-located single-family residential uses located offsite in the vicinity, the noise environment of the project area would be compatible with the development of the proposed 14 single-family residential dwelling units. As such, impacts associated with noise/land use compatibility would be less than significant.

Additionally, a significant impact may occur if the proposed project would generate excessive noise that exceeds the applicable noise level standards set forth in the City of Riverside General Plan Noise Element and Municipal Code. Noise regulations in Chapter 9.52 of the County of Riverside Municipal Code that establish allowable exterior noise level standards for different land uses were also used in the analysis.

Construction of the proposed project would involve the development of 14 single family residences and vineyards on 70.5 acres. The minimum lot sizes would be 5 acres and would be developed sequentially with no more than 5 acres under construction at a given time. The project site is in a natural state with no structures and there would be no demolition. Construction of the proposed project would require the use of heavy off-road equipment during the site preparation, and grading and excavation activities at the project site, as well as during the installation of new utilities, paving, and building fabrication for the proposed residential buildings. Development activities would also involve the use of smaller power tools, generators, and other sources of noise. As discussed in Item 5(b) above, the nearest and most notable off-site sensitive receptors that would be exposed to increased noise levels would be the existing residences located approximately 300 feet east of the project site, on Via Nariz. As analyzed, the estimated noise levels at these off-site receptors during the project grading phase, which is generally the construction phase that generates the highest noise levels, could reach as high as 70.1 dBA Leq when construction work is occurring within the portion of the project site that is nearest to these receptors.

County-wide noise regulations have been established in Riverside County Ordinance No. 847 (Noise Regulation). The County has identified various noise sources that would be exempted from the noise regulations established in Section 2. Of Ordinance No. 847. Relevant to the project, Section 2. Of Ordinance No. 847 indicates that private construction projects located within one-quarter of a mile from an inhabited dwelling are exempt sound level standards provided that:

1. Construction does not occur between the hours of 6:00 P.M. and 6:00 A.M. during the months of June through September, and
2. Construction does not occur between the hours of 6:00 P.M. and 7:00 A.M. during the months of October through May.

As construction hours for the proposed project have not been determined at this time, project impacts related to violation of the permitted construction hours established in Section 2. Of Ordinance No. 847 could occur and would be potentially significant. However, implementation of Mitigation Measure NOI-1, which would require the project to comply with the County's designated hours of construction, would reduce this impact to a less-than-significant level.

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

Furthermore, with respect to project operations, as discussed under Item 5(a) above, the operation of new HVAC units and exhaust fans that are installed for the new residences would not be perceptible at these nearest off-site sensitive receptors due to their distances from the project site. Additionally, given that the design of the project's on-site HVAC units and other noise-generating mechanical equipment associated with the new residential structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures), impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

d) The CEQA Guidelines do not define the levels at which groundborne vibration or groundborne noises are considered "excessive." Numerous public and private organizations and governing bodies have provided guidelines to assist in the analysis of vibration; however, the federal, state, and local governments have yet to establish specific vibration requirements. Additionally, there are no federal, state, or local vibration regulations or guidelines directly applicable to the proposed project. However, publications of the Federal Transit Authority (FTA) and California Department of Transportation (Caltrans) are two of the seminal works for the analysis of vibration relating to transportation and construction-induced vibration. The proposed project is not subject to FTA or Caltrans regulations; nonetheless, these guidelines serve as a useful tool to evaluate vibration impacts.

For the purpose of this analysis, the vibration criteria for structural damage and human annoyance established in the most recent Caltrans' Transportation and Construction Vibration Guidance Manual (2013), which are shown in **Table 4** and **Table 5**, respectively, are used to evaluate the potential vibration impacts of the project on nearby sensitive receptors.

Table 4: Caltrans Vibration Damage Potential Threshold Criteria

| Structure and Condition | Maximum PPV (in/sec) | |
|--|----------------------|--|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Extremely fragile historic buildings, ruins, ancient monuments | 0.12 | 0.08 |
| Fragile buildings | 0.2 | 0.1 |
| Historic and some old buildings | 0.5 | 0.25 |
| Older residential structures | 0.5 | 0.3 |
| New residential structures | 1.0 | 0.5 |
| Modern industrial/commercial buildings | 2.0 | 0.5 |

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
SOURCE: Caltrans, 2013.

Table 5: Caltrans Vibration Annoyance Potential Criteria

| Structure and Condition | Maximum PPV (in/sec) | |
|-------------------------|----------------------|--|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Barely perceptible | 0.04 | 0.01 |
| Distinctly perceptible | 0.25 | 0.04 |

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

| Structure and Condition | Maximum PPV (in/sec) | |
|-------------------------|----------------------|--|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Strongly perceptible | 0.9 | 0.10 |
| Severe | 2.0 | 0.4 |

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
SOURCE: Caltrans, 2013.

The project's construction activities have the potential to generate low levels of groundborne vibration as the operation of heavy construction equipment (graders, dozers, etc.) generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. As such, the existing sensitive uses (i.e., nearby residences) located near the proposed project site could be exposed to the generation of excessive groundborne vibration or groundborne noise levels during the project's construction activities. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they may be perceived in buildings very close to a construction site. No pile-driving or blasting activities would be required for construction of the proposed project components.

The various peak particle velocities (PPV) for several types of construction equipment, along with their corresponding root mean square (RMS) velocities (in VdB), that can generate perceptible vibration levels are identified in **Table 6**. Based on the information presented in Table 6, vibration velocities could reach as high as approximately 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use. This corresponds to a RMS velocity level of 87 VdB at 25 feet from the source activity.

The off-road construction equipment used for the project would generally consist of off-road construction equipment such as dozers, graders, and scrapers. As shown in Table 6, even at 100 feet, the vibration from equipment such as a large bulldozer would only be 0.011, which is considered to be barely perceptible under Caltrans' criteria. Therefore, because the nearest off-site sensitive receptor to the project site is located 300 feet away, the vibration levels at this nearest receptor would be even further attenuated and would not exceed any of Caltrans' vibration criteria related to building damage or human perception/annoyance. As such, the project's vibration impacts would be less than significant.

| Equipment | Approximate PPV (in/sec) | | | | | Approximate RMS (VdB) | | | | |
|------------------|--------------------------|---------|---------|---------|----------|-----------------------|---------|---------|---------|----------|
| | 25 Feet | 50 Feet | 60 Feet | 75 Feet | 100 Feet | 25 Feet | 50 Feet | 60 Feet | 75 Feet | 100 Feet |
| Large Bulldozer | 0.089 | 0.031 | 0.024 | 0.017 | 0.011 | 87 | 78 | 76 | 73 | 69 |
| Caisson Drilling | 0.089 | 0.031 | 0.024 | 0.017 | 0.011 | 87 | 78 | 76 | 73 | 69 |
| Loaded Trucks | 0.076 | 0.027 | 0.020 | 0.015 | 0.010 | 86 | 77 | 75 | 72 | 68 |
| Jackhammer | 0.035 | 0.012 | 0.009 | 0.007 | 0.004 | 79 | 70 | 68 | 65 | 61 |
| Small Bulldozer | 0.003 | 0.001 | 0.0008 | 0.0006 | 0.0004 | 58 | 49 | 47 | 44 | 40 |

SOURCE: FTA, 2006.

Mitigation:

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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COA-NOI-1: Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday during the months of October through May.

COA-NOI-2: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

COA-NOI-3: Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

COA-NOI-4: The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

COA-NOI-5: The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

Monitoring: No monitoring required.

Cumulative Impacts to Noise

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For noise, the geographic scope for cumulative impacts, given the localized impact, a smaller more localized area surrounding the immediate project site is appropriate for consideration. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

Although significant and unavoidable, noise generated from the proposed project would not be compounded when taken in context with other noise-generating projects in the larger geographic and temporal scope. This is primarily because of the relative distances and timing of other cumulative projects and that it would be highly unlikely for noise emanating from more than one construction or noise-generating project to be heard from an individual receptor. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the project's

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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incremental contribution to noise impacts would not be cumulatively considerable. Further, conditions of approval and mitigation discussed above would reduce the potential for cumulative noise impacts to a less-than-significant level.

POPULATION AND HOUSING Would the project

Housing

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| g) 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"/> |
| h) 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"/> |
| i) 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"/> |
| j) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Western Riverside County Council of Governments, 2015. Growth. Available at: <http://www.wrcog.cog.ca.us/community/growth-issues>. Accessed October 7, 2015.

Findings of Fact:

a-d) The project would not displace people or housing and is not located in a County Redevelopment Project Area. The project includes the development of 14 single family residences and vineyards on 70.5 acres and is not anticipated to create a net demand for new housing. Thus, there would be no impact for these issues.

e-f) The current population of Riverside County is approximately 1.7 million residents and it is anticipated to reach 2.7 million by 2035 (Western Riverside County Council of Governments, 2015). The project at build out is estimated to have a population of 39 people. As the project is consistent with the land use designation in the County's General Plan and accounted for in the anticipated growth projection in the General Plan, the project would not induce population growth nor result in cumulatively exceeding regional projections. Impacts associated with these issues would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Population and Housing

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For population and housing, the geographic scope for cumulative impacts includes the region of the project, including the cities of Temecula and Murrieta. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to population- or housing-related issues. The proposed project does not involve displacement of existing housing or people. The effects of the proposed project would contribute incrementally to the cumulative impacts on population and housing in the area and therefore would not be cumulatively considerable.

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:

Fire Services

Source: Riverside County General Plan Safety Element

Riverside County Fire Department Strategic Plan 2009-2029. Prepared by Management Partners, Inc., November 2009. Available at:
<http://www.rvcfire.org/stationsAndFunctions/AdminSppt/StrategicPlanning/Documents/StrategicPlan2009.pdf>

Findings of Fact: The project site is served by the Riverside County Fire Department and the De Luz Community Services District. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper St, Murrieta, CA 92562, approximately 1.9 miles north of the project. The project would increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for a new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact: The project site is served by the Riverside County Sheriff's Department and the De Luz Community Services District. The nearest Riverside County Sherriff station is located at 30755 Auld Road, Murrieta, CA 92563, approximately 6.4 miles northeast of the project. The project would increase demands on law enforcement services and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. Law enforcement facilities and services are also funded by the development through property taxes and other fees supporting the County General Fund. The project alone is not anticipated to result in the need for law enforcement facilities, such as a new sheriff station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for new law enforcement facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on police services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Schools

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Source: Murrieta Valley Unified School District correspondence, GIS database

Findings of Fact: The project site is located within the Murrieta Valley Unified School District. The schools currently serving the project site are Murrieta Elementary (24725 Adams Ave, Murrieta, CA 92562, approximately 2 miles north of the project site), Thompson Middle School (located at 24040 Hayes Ave, Murrieta, CA 92562, approximately 2.6 miles northwest of the project site) and Murrieta Valley High School (42200 Nighthawk Way, Murrieta, CA 92562, approximately 2.72 miles north of the project site). The project is also required to pay school mitigation impact fees. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for new elementary, middle or high school facilities or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for elementary, middle and high school facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on schools.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Libraries

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Riverside County General Plan

Findings of Fact: The project site is served by the Riverside County Public Library System. The nearest public library is the Murrieta Public Library located at 8 Town Square, Murrieta, CA 92562, approximately 2 miles north of the project. The project would increase demands on libraries and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for a new library or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for libraries. With the payment of impact fees, the project would have a less than cumulatively considerable impact on library facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Health Services

Source: Riverside County General Plan

Findings of Fact:

The nearest urgent care facility is U.S. HealthWorks Medical Group located at 25285 Madison Avenue, Suite 101, Murrieta, CA 92562, approximately 1.9 miles northeast of the project. The nearest hospital with an emergency room is the Rancho Springs Medical Center located at 25500 Medical Center Drive, Murrieta, CA 92562, approximately 2.62 miles northeast of the project.

The project would increase demands on health services and would be required to pay impact fees through the development impact fee program which funds health care clinics, mental health services, and other social services. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to require the development of health facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for health facilities. With the payment of impact fees for regional multi-service centers, which provide a variety of services including, family care centers, health care clinics, mental health services and public social services, the project would have a less than cumulatively considerable impact on health services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Cumulative Impacts to Public Services

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For public services, the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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geographic scope for cumulative impacts is the larger region in which the project is located and services are provided which is Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would not contribute incrementally to impacts to public services. As discussed above, with the payment of the appropriate impact fees, the project would have a less than cumulatively considerable impact on public services. Therefore, this impact is not cumulatively significant and the proposed project could not cause or contribute to cumulative effects related to public services (less than significant).

RECREATION

Parks and Recreation

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| m) 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"/> |
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| n) 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| o) 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

Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at: http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367

Riverside County Parks Department, 2014a. Santa Rosa Plateau. Available at: <http://www.rivcoparks.org/education/santa-rosa-plateau/santa-rosa-plateau/>. Accessed October 7, 2015.

Riverside County Regional Parks Department, 2014b. Santa Rosa Plateau Ecological Reserve Map. Available at: <http://www.rivcoparks.org/education/santa-rosa-plateau/reserve-map/>. Accessed October 7, 2015.

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a-c) Recreational opportunities within Riverside County include private, local, state, and federal resources. According to the Riverside County General Plan, the nearest recreational facility is an unidentified dirt regional trail located along Carancho Road, located west of the project site (Riverside County, 2008)¹. The Cross Creek Golf Club, consisting of an 18-hole golf course, is the nearest privately-managed recreational facility to the project. It is located directly adjacent to the southeastern portion of the project.

In addition, the Riverside County Regional Park and Open Space District acquires, manages, develops and maintains 27 neighborhood and regional parks throughout Riverside County including the Rancho Santa Rosa Historic Area, which is located approximately 1 mile northwest of the project site. It is part of the Santa Rosa Plateau Ecological Reserve, consisting of 9000 acres of hiking, biking and equestrian trails, in addition to picnic areas, historic buildings and interpretive programs (Riverside County Parks Department, 2014a). The nearest trail to the project is the Punta Mesa Loop Trail, which is a 1.9 mile loop trail in the southern portion of the preserve (Riverside County Parks Department, 2014b).

As all project construction activities would occur outside the boundaries of the Cross Creek Golf Club golf course and the Rancho Santa Rosa Historic Area, these recreational facilities would remain open. Once operational, the project would not result in a substantial increase in population (estimated to be 39 persons) to the area and would therefore, not substantially increase use of these facilities. Therefore, the project would result in a less than significant increase in the use of existing neighborhood and regional parks or other recreational facilities such that a substantial deterioration of the facilities would occur or be accelerated.

c) The project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and therefore the project would have no impact.

Mitigation: None required.

Monitoring: None required.

Recreational Trails

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

Findings of Fact: The unidentified regional trail located along Carancho Road allows equestrians for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. Therefore, impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

¹ Further information about the unidentified regional trail was not available.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Cumulative Impacts to Recreation

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For recreation, the geographic scope for cumulative impacts includes the region of the project, including the cities of Temecula and Murrieta. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The nearest recreational facility is an unidentified dirt regional trail located along Carancho Road, located west of the project site. Due to the incremental population increase as a result of the project, there would be a less than significant increase in the use of existing trails, neighborhood and regional parks, or other recreational facilities such that a substantial deterioration of the facilities would occur or be accelerated. Therefore, effects of the proposed project would contribute incrementally to the cumulative impacts on recreation in the area and would not be cumulatively considerable.

TRANSPORTATION/TRAFFIC Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| Circulation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| p) 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"/> |
| q) 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"/> |
| r) 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"/> |
| s) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t) 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"/> |
| u) 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"/> |
| v) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| w) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| x) Conflict with adopted policies, plans or programs | <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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regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County, 2015. Riverside County General Plan, Chapter 4: Circulation Element. Available at:

http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch04_Circulation_120815.pdf?ver=2016-04-01-100756-397

Riverside County Transportation Commission (RCTC), 2011. *Riverside County Congestion Management Program*. Prepared by VRPA Technologies. December 14, 2011. Available at: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf. Accessed October 8, 2015.

Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future*. April 4, 2012. Available at: <http://scagrtpsc.net/Pages/2012RTPSCS.aspx>. Accessed October 8, 2015.

Findings of Fact:

a-b) Riverside County's transportation system is composed of numerous state highways (both freeways and arterial highways), as well as numerous County and city routes. The transit system includes public transit systems, common bus carriers, AMTRAK (intercity rail service), MetroLink (commuter rail service), and other local agency transit and paratransit services. In addition, the County transportation system includes general aviation facilities, limited passenger air service within the County, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (multipurpose trails) (Riverside County, 2008).

The Riverside County General Plan Circulation Element

The function of the Circulation Element (2014) is to provide for the movement of goods and people, including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and through the community. Efficient traffic circulation is important to economic viability and the creation and preservation of a quality living environment. The Circulation Element establishes policies that coordinate the circulation system with General Plan and area plan land use maps and provide direction for future decision making in the realization of the Circulation Element goals. General Plan Amendment 1131 was approved in 2014 to reduce the size of the General Plan roadways in the vicinity of the project site, consistent with the reversion to acreage of the Specific Plan. The project would be in compliance with all applicable General Plan and Area Plan policies because it would meet street classifications, design standards, and would be in alignment with the Circulation Plan; therefore, impacts would be less than significant.

The Riverside Congestion Management Program (CMP)

The CMP was first established in 1990 under Proposition 111. Proposition 111 established a process for each metropolitan county in California to designate a Congestion Management Agency (CMA) that would be responsible for development and implementation of the CMP within county boundaries. As a CMA, the Riverside County Transportation Commission (RCTC) prepared the *2011 Riverside County Congestion Management Program* (RCTC, 2011) which is intended to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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improve air quality. The CMP describes how the future transportation system will function and focuses on all state highway facilities in Riverside County; some regional Principal Arterials are also included in the CMP. The nearest CMP-identified facility is I-15, however, because the project would only involve the construction of 14 homes (generating about 124 daily trips, with 10 trips and 13 trips during the a.m. and p.m. peak traffic hours, respectively), the project would not substantially increase traffic on I-15. In addition, there are no CMP arterials or roadway segments within the project study area. Therefore, there are no impacts to CMP facilities due to the additional increase in traffic from the project.

Regional Transportation Plan

The Southern California Association of Governments (SCAG) developed the *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)*, which is a long-range transportation plan that encompasses its member counties and is updated every four years. The RTP/SCS provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP/SCS considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address mobility needs. The RTP/SCS contains specific implementation strategies that local governments, SCAG, and other stakeholders may consider in order to successfully implement the RTP/SCS. Each agency responsible for transportation, such as local cities, the County, and Caltrans, has different transportation implementation responsibilities under the RTP. The RTP relies on the plans and policies governing circulation and transportation in each County to identify the region's future multi-modal transportation system (SCAG, 2012).

In summary, the project would not be conflict with regulating policies relating to transportation, including (but not limited to) those identified in the plans described above. Therefore, impacts would be less than significant.

c-d)) The nearest public use airport is the French Valley Airport located approximately 7 miles northeast of the project site. There project would not result in a change in air traffic patterns, nor would it alter waterborne, rail or air traffic. Therefore, no impact would occur.

e) The project would be designed in accordance with all County safety standards and would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; no impact would occur.

f) Due to the size of the project a traffic study is not required by Riverside County. The 14 residential lots would generate approximately 140 average daily trips (ADT). Immediate access to the site is from De Luz Road, Rancho California Road, and Via Vaquero Road. De Luz Road is a two-lane Mountain Arterial Highway that runs through the center of the project site. Rancho California Road is a two-lane Mountain Arterial Highway that connects De Luz Road to I-15. Mountain Arterial Highways are intended to serve through traffic in mountainous areas zoned for low density residential development. Via Vaquero Road is a two-lane Secondary Highway located that connects to De Luz Road from the southern portion of the site. Secondary Highways are intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses (Riverside County 2008). Regional access to the site from Murrieta and Temecula is provided by Rancho California Road from Interstate (I)-15. I-15 is a major north-south oriented eight-lane Interstate Highway approximately 3.5 miles east of the site. Rancho California Road is a two-lane Mountain Arterial Highway that connects De Luz Road to I-15. Streets fronting the project site, and internal to the site, would be improved per Riverside County development

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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regulations. The existing ADT for De Luz Road near Rancho California Road is 1,296 and existing ADT for Rancho California Road at East De Luz Road is 1,150 (Riverside County Transportation Department, 2014). Therefore, it is not anticipated that the increase in 134 trips associated with the project would significantly alter traffic patterns in the area.

Typical road improvements to Du Luz Road, a Mountain Arterial Road, include widening two approximately 10-foot wide lanes to 14-foot wide lanes and installing a concrete-lined swale on the easterly side of the road, all within a proposed 60-foot wide right-of-way (ROW). In addition, a 10-foot wide regional trail and natural bottom swale would be constructed on the westerly side of the road. Improvements to Rancho California Road, a Mountain Arterial Road, include constructing a 10-foot wide trail and concrete swale along the south side of the road. Other road improvements include half-section improvements to Glen Meadows Road (Via Vaquero), a Collector Rural Road; and 'A' Street, a Residential Rural Road. The half-section improvements to Glen Meadows Road include widening a 10-foot lane to 14 feet and constructing a 10-foot wide trail and concrete-lined swale on the easterly side, all within a 60-foot ROW. 'A' Street is a cul-de-sac serving four residential lots. Improvements to this street include two 12-foot lanes, an 8-foot wide trail on one side, and a concrete-line swale within a 60-foot ROW. These roads fronting the project site, and internal to the site, would be improved per Riverside County development regulations, and the project would pay its fair share toward further maintenance of area roadways via the Transportation Uniform Mitigation Fee (TUMF). There are no other traffic impact fees in this area. Therefore, impacts would be less than significant. g) Potential direct traffic impacts, such as local congestion and disruption of traffic flow, from construction of the project would be temporary and intermittent, as the project would be developed sequentially, with no more than five acres under construction at any given time. Construction activities that would generate off-site traffic would include the delivery of construction vehicles and equipment to the project site, the daily arrival and departure of construction workers, and the delivery of materials throughout the construction period. The sequential nature of project construction and the fact that site grading would be balanced onsite (no import or export of soil required) would lessen potential effects upon circulation in the project area. Therefore, impacts would be less than significant.

h) The project's houses would be accessible from the adjacent roads, which provide access for emergency vehicles under current conditions. The project proposes to complete several missing links in the area circulation system, increasing emergency access and reducing emergency response times. The project would not directly or indirectly negatively affect access for emergency vehicles. Therefore, impacts would be less than significant.

i) There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The nearest such facilities are located in the City of Murrieta, over 2 miles away from the project. However, the unidentified regional trail along Carancho Road allows bike access. In addition, the proposed road improvements along Glen Meadows and De Luz Road would include walking and biking paths for pedestrian use, in compliance with all County design standards. The proposed project would not conflict with polices or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. In addition, the project would enhance the mobility of pedestrians and bicyclists in the area. Therefore impacts would be less than significant.

Mitigation: None required.

Monitoring: None required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Source: Riverside County General Plan

Riverside County, 2015. Riverside County General Plan, Chapter 4: Circulation Element. Available at: <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Findings of Fact: The unidentified regional trail located along Carancho Road allows bikes for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. In addition, the proposed road improvements along Glen Meadows and Engelmann Drive would include a trail for pedestrian/bicycle use, in compliance with all County design standards, which would enhance the mobility of pedestrians and bicyclists in the area.

Mitigation: None required.

Monitoring: None required.

Cumulative Impacts to Transportation/Traffic

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For traffic and transportation, the geographic scope for cumulative impacts includes De Luz Road, Rancho California Road, and Via Vaquero Road. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture.

Because the project does not pose a safety risk to nearby airports or alter traffic control patterns; does not involve elements that would create new hazards or hazardous roadways; does not create impacts with respect to new or physically altered police protection, school, medical, or other public service facilities; does not impact emergency access; and does not conflict with any adopted policies, plans, or programs supporting alternative transportation, it would not contribute to or combine with the impacts of other projects in the cumulative scenario to cause significant cumulative impacts related to these criteria. The additional traffic generated as a result of the proposed project would ensure that intersections and roadway segments would continue to operate below County thresholds. As a result, the project would not add traffic to a roadway segment or intersection that would degrade the operation to an unacceptable level, or conflict with any applicable plan establishing measures of effectiveness of performance of the circulation system. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the Project's incremental contribution to transportation and traffic impacts would not be cumulatively considerable (less-than-significant).

| UTILITY AND SERVICE SYSTEMS Would the project | | | | | |
|--|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Water | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| y) | Require or result in the construction of new water | <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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| treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | | | | |
| z) 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

Rancho California Water District, 2015. Water Quality. Available at <http://www.ranchowater.com/index.aspx?nid=147> accessed October 7, 2015.

Findings of Fact: a-b) The project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD, and therefore impacts would be less than significant.

RCWD's water comes from a variety of natural sources. Natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses is a blend of well water (50%) and import water (45%) (RCWD, 2015). The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which meets nearly half of RCWD's needs. An acre-foot equals about 326,000 gallons, or enough water to cover an acre of land about the size of a football field, one foot deep. An average California household uses between one-half and one acre-foot of water per year for indoor and outdoor use (RCWD, 2015). The RCWD Urban Water Management Plan calculated a daily per capita water use over a 15 year period and averaged the results to get 415.9 gallons per capita per day. The project expects approximate 39 persons in the 14 residences; therefore the total water demand is expected to be approximately 16,220 gallons per day. RCWD has verbally indicated that they can and will supply water to the project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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| 3. Sewer | | | | |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 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, Project Components Review

Findings of Fact: Potable water will be supplied by Rancho California Water District and sewage disposal will be via individual on-lot advanced treatment septic systems with leach fields. Each lot will have an advanced treatment system that purifies the wastewater and discharges it to an on-lot 7,500 SF leach field. Recycled water is not currently available in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Solid Waste

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

d) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Riverside County Waste Management District. 2015. Facility Locator. Available at: <http://www.rcwaste.org/openncms/#locator> accessed October 6, 2015.

CalRecycle web site: <http://www.calrecycle.ca.gov/> accessed October 6, 2015.

Findings of Fact: The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 14 residential lots would produce an estimated 31.6 tons of refuse per year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs 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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The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Utilities

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

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

Source: Department of Environmental Health Review

Mayers & Associates, 2015a. *Preliminary Hydrology and Hydraulic Analysis for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Mayers & Associates, 2015b. *Preliminary Water Quality Management Plan for Tentative Tract 36517, County of Riverside*. Prepared for Beresford Properties, LLC. August 2015.

Findings of Fact:

a-c) The project is served by Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon and Time Warner Cable for communication system service. Utilities are available to the site and would not result in physical impacts beyond the boundaries of the project site or roadway rights-of-way and thus impacts would be less than significant.

d) Based on the information provided in the Preliminary Hydrology and Hydraulic Analysis (Mayers & Associates, 2015a), the Preliminary Water Quality Management Plan (Mayers & Associates, 2015b), and the Riverside County Flood Control and Water Conservation District (RCF&WCD), it was determined that no increase runoff mitigation is required for this project due to the 5-acre minimum residential lot size; thus impacts would be less than significant. The project site has three drainage areas. Area "A" is 151.5 AC the largest of the three and has a large offsite canyon tributary to it. The majority of the site drains south parallel to De Luz Road with a small area in the northeast corner draining north through an existing culvert under Rancho California Road. The majority of this drainage area is covered with grass with some narrowleaf chaparral and some orchards with a few trees close to the road. Area "B" is much smaller, 3.6 acres and consists of only proposed Lot 6 and the orchards east and above it. Drainage Area "C" is 5.7 acres and will not have an increase in storm flows above

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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that of the existing storms by inspection. There is no structural development proposed within Area "C" and storm runoff will continue to flow in its natural condition. The flow path for Drainage Areas 'A' drain in a westerly direction and enter a small natural creek, that drains to Sandia Creek and eventually discharges to the Santa Margarita Rivers (Upper and Lower, respectively). Drainage Area 'B' discharges in a northeasterly direction enters an existing culvert that discharges to a small unnamed creek. Further, Bioretention Basins are in the project design to capture the storm runoff from the roadways, both the access roads to the lots and the public streets. The storm flows will be contained on the roads and allowed to drain into the basins directly. The Bioretention method was selected after review of the percolation rates based on the Soils Report. The five Bioretention Basins are proposed to be located along De Luz Road. Further information on storm water drainage can be found in the Hydrology and Hydraulic Analysis (Mayers & Associates, 2015a), and the Water Quality Management Plan (Mayers & Associates, 2015b).

- e) There would be no street lighting installed by the project and, therefore, no impacts.
- f) The project would construct a new road requiring maintenance. Maintenance of these roadways is not anticipated to cause physical impacts beyond the boundaries of the project site and adjacent roadway rights-of-way and thus impacts would be less than significant.
- g) The project would not result in the need for construction or expansion of other off-site government services and thus impacts would be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Energy Conservation

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

Source: Atkins, 2012. Draft Riverside County Climate Action Plan. May.

Western Riverside Council of Governments (WRCOG), 2012. Sustainability Framework. December, 2012. Available at: http://www.wrcog.cog.ca.us/uploads/media_items/sustainability-framework-december-2012.original.pdf. Accessed October 8, 2015.

Findings of Fact:

- a) The project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code, which would lead to reduced energy consumption. In addition, the project would comply with all applicable policies identified in the Western Riverside Council of Governments Sustainability Framework, which includes energy conservation measures (WRCOG, 2012). Further, the project would implement the applicable goals, reduction programs and regulations related to greenhouse gas emissions identified in the Draft Riverside County Climate Action Plan (Atkins, 2012). The project would not conflict with an adopted energy conservation plan and thus impacts would 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.

Cumulative Impacts to Utility and Service Systems

The geographic area affected by the proposed project and its potential to contribute to cumulative impacts varies based on the environmental resource under consideration. For utility and service systems, the geographic scope for cumulative impacts includes Western Riverside County, California. An analysis of cumulative impacts considers other projects that have been recently completed, are currently under construction, or are reasonably foreseeable in the geographic scope of this resource. Both short-term and long-term cumulative impacts of the proposed project, in conjunction with other cumulative projects in the area, were reviewed. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The effects of the proposed project, in combination with other cumulative projects in the geographic scope, would contribute incrementally to impacts to utility and service systems. Therefore, when considered in addition to the anticipated impacts of other projects in the cumulative scenario, the project's incremental contribution to impacts to utility and service systems would not be cumulatively considerable (less than significant).

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Thus, impacts would be less than significant. Conditions of approval and mitigation discussed in this document would reduce the potential for environmental impacts to a less-than-significant level.

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

Source: Staff review, Project Application Materials

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Findings of Fact: Cumulative impacts which could potentially be significant are included within the resource-specific discussions above. The cumulative analysis considered past projects, existing projects, future projects. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The City of Temecula, located several miles to the east, has numerous projects that could contribute to cumulative impacts. Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

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

Source: Staff review, project application

Findings of Fact: With the conditions of approval, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- *Consolidated Report of Preliminary Geotechnical Investigations De Luz Vineyard, Tentative Tract Map No. 36517 South of the Intersection of Rancho California Road and De Luz Road Santa Rosa Plateau Area Riverside County, California.* Prepared by LOR Geotechnical Group, Inc., 2013.
- *Determination of Biologically Equivalent or Superior Preservation for Riparian Habitats, Tentative Tract Map 36517 De Luz Vineyards.* Prepared by ESA, 2014.
- *General MSHCP Habitat Assessment and Consistency Analysis, Unincorporated Riverside County.* Prepared by ESA, 2015.
- *Greenhouse Gas Emissions Technical Report.* Prepared by ESA, 2014.
- *Paleontological Resource Survey Report for De Luz Vineyards Property, Riverside County, California.* Prepared by Paleo Solutions, Inc. 2013.
- *Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California.* Prepared by ESA, 2014.
- *Phase I Environmental Site Assessment Tentative Tract 36517 Santa Rosa Plateau Area Temecula, California.* Prepared by LOR Geotechnical Group, Inc., 2013.
- *Preliminary Hydrology & Hydraulic Analysis for Tentative Tract 36517,* prepared by Mayers & Associates Civil Engineering, 2015.
- *Preliminary Water Quality Management Plan for Tentative Tract 36517, De Luz Road & Glen Meadows Road,* prepared by Mayers & Associates Civil Engineering, 2015.
- *Revised Air Quality Technical Report for Tentative Tract Map 36517.* Prepared by ESA, 2014.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

TENTATIVE TRACT MAP NO. 36517 - EA42595 - Applicant: Beresford Properties, LLC - Engineer: ESA Environmental Science Associates - First/First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, - 70.5 Gross Acres - Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) - REQUEST: The Tentative Tract proposes a Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres - APNs: 935-370-005, 935-370-007, 935-370-009

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee

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10. GENERAL CONDITIONS

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

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 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36517 Shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36517 amended no. dated October 19, 2016.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 2 ENV CLEANUP PROGRAMS-COMMENTS RECOMMND

Based on the information provided in the "Phase I Environmental Site Assessment, Tentative Tract 36517" prepared by LOR Geotechnical Group, Inc. dated October 17, 2013 and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 3 RCWD POTABLE WATER SERVICE RECOMMND

All lots under Tract Map 36517 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 4

TR 36517-ATU MINIMUM REQ'MENTS

RECOMMND

PROJECT DESCRIPTION

Tract Map 36517 is proposing to subdivide 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres. Per LOR Geotechnical Soils Percolation Report Project No. 32939.4 dated April 8, 2013, an Advanced Treatment Unit (ATU) system is proposed for each lot to address concerns in said report, involving soils percolation, shallow bedrock and/or groundwater.

BACKGROUND INFORMATION

Per email c/o Fisayo Oosibodu (San Diego Regional Water Quality Control Board - SDRWQCB) dated December 9, 2013, SDRWQCB has no objections to the proposed project and will be deferring regulation of the proposed systems to the County of Riverside, Department of Environmental Health.

ATU REQUIREMENTS

As the Professional of Record (i.e. individual or firm who is responsible for the soils percolation report), LOR Geotechnical shall be responsible for the proposed design of the ATU system for each subdivided lot.

The proposed ATU shall be installed by a Qualified Service Provider and be subjected to a Renewable Annual Operating Permit issued by the County of Riverside, Department of Environmental Health. Applicable annual fees shall apply.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit to the Department of Environmental Health (DEH) at least three copies of the detailed and contoured plot plan wet stamped and signed by the Profesional of Record, LOR Geotechnical, showing all required detail as specified in the DEH Technical Guidance Manual including but not limited to the ATU design specifications and location of each ATU component, etc.

If grading is proposed, all required detail shall be plotted on the Precise Grading Plan wet stamped and signed by LOR Geotechnical.

ADDITIONAL SOILS PERCOLATION TESTING MAY BE REQUIRED AT THE DISCRETION OF DEH FOR EACH LOT DUE TO GRADING AND/OR OTHER

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10. GENERAL CONDITIONS

10.E HEALTH. 4

TR 36517-ATU MINIMUM REQUIREMENTS (cont.)

RECOMMND

FEATURES THAT MAY ADVERSELY IMPACT THE LOCATION AND SITING OF THE ATU AND ITS WASTEWATER DISPERSAL FIELD.

The proposed ATU design shall comply with all State and Local Ordinances, Regulations and Standards including the DEH Technical Guidance Manual. All minimum setbacks shall be maintained.

The plan check process shall require a site evaluation to be conducted by DEH staff. The applicant shall ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. Moreover, the applicant shall ensure that the property is clearly identified with a durable placard indicating the site address or APN as well as ensure that all property corners are clearly staked or marked.

A floor plan showing all proposed bedrooms and plumbing fixture units shall be submitted to DEH to ensure proper ATU system sizing.

Applicable review fees shall apply.

PRIOR TO FINAL BUILDING / OCCUPANCY

ATU installation inspection shall be conducted by DEH staff. Please note that a final signoff letter may also be required from the ATU Manufacturer and/or Professional of Record at the discretion of DEH.

A copy of the ATU's Qualified Service Provider maintenance contract shall be submitted to DEH for the case record.

The proposed ATU shall be recorded on the property deed.

The applicant shall complete an application for an ATU Renewable Operating Permit and pay applicable fees to DEH.

Further requirements may apply pending review of all requested items

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10. GENERAL CONDITIONS

10.E HEALTH. 5 INDUSTRIAL HYGIENE-COMMENTS

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. 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 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

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

RECOMMND

Schedule fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36517 is a proposal to subdivide and develop an approximately 70-acre site for large (5-acre minimum) single family residential lots. The site is located in the Walker Basin area of western Rancho California on the south side of Rancho California Road with De Luz Road dividing the project site.

The topography of the area is rolling hills with well-defined ridges and watercourses traversing the site. The pads are located on higher ground and may be subject to nuisance nature local runoff and should be free of ordinary flood hazard. However, a storm of unusual magnitude may cause some damage.

A drainage area of approximately 55-acres is tributary to the northerly property line between Lots 4 and 5. Offsite grading may have altered the natural drainage patterns of the area and while Rancho California Road may afford some protection from runoff from this watershed, during a large storm event, runoff can be expected to flow southwesterly through this area. The pads for these lots shown on the exhibit appear to be sufficiently elevated and should not be subject to flooding from these flows. The exhibit indicates vineyards will be grown in this low between the pads. Any grading in this area should not block these flows. The watercourse between Lots 4 and 5 shall be delineated and labeled on an environmental constraint sheet (ECS).

The exhibit delineates a 'Proposed 100-year Flood Inundation Limit' on the north side of De Luz Road through lots 1 - 5. No calculations or supporting data was submitted to the District which determined this limit. The exhibit shows a small trapezoidal channel to convey storm runoff proposed along the north side of De Luz Road. This channel terminates in Lot 1 upstream of the property line to allow flows to return to the natural condition. Box culverts to convey flows under the driveway are proposed. Agricultural grading for vineyards are proposed on each lot. All of these factors may alter the flood plain. Unless a detailed study is submitted to determine the flood plain limits, the District recommends the area between the north right of way limits of De Luz Road and a line 130-feet north of the De Luz Road centerline be labeled

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10. GENERAL CONDITIONS

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

"Approximate Flood Plain" on an ECS.

Lot 9 contains a water quality basin which provides mitigation for a majority of the development. Several bio-retention facilities are located adjacent to De Luz Road throughout the site. The District did not review the Water Quality Management Plan (WQMP) for this project. The Transportation Department is reviewing this document for compliance. Large lots are proposed with this subdivision so the Hydrological Conditions of Concern (HCOC) required for the WQMP provide sufficient mitigation for increased runoff on downstream properties and no additional increased runoff mitigation is required. There are no District maintained facilities proposed with this subdivision request. The (WQMP) and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

10.FLOOD RI. 2 MAP DELINEATE WATERCOURSE RECOMMND

The watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions".

10.FLOOD RI. 4 MAP DELINEATE FLOOD PLAIN RECOMMND

The area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of 7th house.

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10. GENERAL CONDITIONS

10.PARKS. 2 MAP - MIN REGIONAL TRAIL WIDTH RECOMMND

Revise the proposed Regional Trail alignment on the tract map and in the street sections with a 20' easement and 10' decomposed granite Regional Trail outside of the right-of-way for De Luz Road. The easement and trail shall not be within the right-of-way and shall not be shown as a separate lot.

PLANNING DEPARTMENT

10.PLANNING. 2 MAP - GEO02334 RECOMMND

County Geologic Report (GEO) No. 2334, submitted for this project (TR36517) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Consolidated Report of Preliminary Geotechnical Investigations, De Luz Vineyard, Tentative Tract map No. 36517, South of the Intersection of Rancho California Road and De Luz Road, Santa Rosa Plateau Area, Riverside County, California", dated July 10, 2013. In addition, LOR prepared "Response to County of Riverside Review Comments County Geologic Report No. 2334, Prepared by Geopacifica Geotechnical Consultants, dated August 27, 2013", dated September 27, 2013. This document is herein incorporated as a part of GEO02334.

GEO02334 concluded:

1.No active or potentially active faults are known to exist at the subject site.

2.The probability of ground surface rupture occurring at the site is considered nil.

3.Any future development at the subject site should anticipate that moderate to large seismic events could occur very near the site.

4.The possibility of liquefaction at the site is considered nil.

5.The potential for the site to be affected by a seiche or tsunami is considered nil.

6.The potential for landslides to occur at or adjacent to the site is considered very low.

7.The rockfall potential appears to b very low.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO02334 (cont.)

RECOMMND

8.The potential for settlement is considered low.

9.Preliminary calculations show adequate factors of safety for the preliminarily intended cut and fill slopes at the site.

GEO02334 recommended:

1.Fill slopes are to be constructed with keyways and benches into competent native material and compacted to at least 90 percent of the maximum dry density.

2.Provisions should be made to divert/redirect the drainage across Lot 10.

3.All cut slopes proposed for the project should be observed during construction by the project engineering geologist.

4.All undocumented fill and any loose alluvial and/or colluvial materials should be removed from structural areas and areas to receive engineered compacted fill.

GEO No. 2334 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2334 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 3 MAP - PDA04838

RECOMMND

County Archaeological Report (PDA) No. 4838 submitted for this project (TR36517) was prepared by ESA and is entitled: "Phase I Cultural Resources Assessment for Tentative Tract Map 36517, Riverside County, California", dated January 2014.

The document concluded that no cultural resources were identified within the project area.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04838 (cont.)

RECOMMND

The document concluded that due to the project area being covered in thick brush and non-native grasses, and because the project area is highly sensitive for cultural resources, an Archaeological and Native monitoring program should be implemented.

This document has been accepted and is herein incorporated as a part of the record for the project.

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUNDTE

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. states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD

failed to make a recommendation within 24 hours after being

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUNDTE (cont.) RECOMMND

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. 5 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 Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 6 MAP - PDP01498 ACCEPTED RECOMMND

County Paleontological Report (PDP) No. 1498 submitted for this case (TR36517), was prepared by Dallas Pugh of ESA and is entitled: "Paleontological Resource Survey, De Luz Vineyards Property, Riverside County, California" dated October 10, 2013

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - PDP01498 ACCEPTED (cont.) RECOMMND

PDP01498 concluded:

1.The project area is comprised of Recent (late Holocene) alluvial deposits overlying Mesozoic age bedrock. The paleontological sensitivity of the project area is low and discovery of "unique paleontological resources" during construction excavation is not anticipated.

PDP01498 recommended:

1.Immediate paleontological clearance is recommended, and no paleontological resource monitoring is recommended for the proposed project.

PDP01498 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36517). PDP01498 is hereby accepted for TR36517.

10.PLANNING. 7 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 D, unless modified by the conditions listed herein.

10.PLANNING. 8 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. 10 MAP - TRAIL MAINTENANCE RECOMMND

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

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10.PLANNING. 15 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 16 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. 17 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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

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. 18 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 19 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 20 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10.PLANNING. 21 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 22 MAP - DISCLOSE SPECIFIC PLAN RECOMMND

The property owners must disclose to the purchaser that the property is part of a Specific Plan and required to comply with the Specific Plan Number 393.

10.PLANNING. 23 MAP - NOISE 1 RECOMMND

Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday during the months of October through May.

10.PLANNING. 24 MAP - NOISE 2 RECOMMND

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - NOISE 2 (cont.) RECOMMND
land uses.

10.PLANNING. 25 MAP - NOISE 3 RECOMMND

Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

10.PLANNING. 26 MAP - NOISE 4 RECOMMND

The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

10.PLANNING. 27 MAP - NOISE 5 RECOMMND

The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along De Luz Road, Rancho California, and Glen Meadows Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors.

If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 7 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.TRANS. 8 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation of 500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 9 MAP - PERP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 10 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 11 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 drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

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10. GENERAL CONDITIONS

10.TRANS. 12

MAP - INCREASED RUNOFF CRIT

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 Transportation Department 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.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

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10. GENERAL CONDITIONS

10.TRANS. 12 MAP - INCREASED RUNOFF CRIT (cont.)

RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

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 the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

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.

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

provided by Section 8.3 (Division into Units) of Ordinance
No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 2 EPD - OAK TREE PRESERVATION RECOMMND

Oak Tree Preservation

Prior to map recordation, EPD staff shall review the final map to ensure that the existing oak trees planned for preservation and the oak tree mitigation areas are clearly mapped. The codes, covenants, and restrictions (CC&Rs) for the final map shall include language for the protection of onsite preserved oak trees and oak tree mitigation areas to EPD's satisfaction. Oak trees planned for preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) and shall be mapped on the final map as follows:

Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

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50. PRIOR TO MAP RECORDATION

50.EPD. 5 EPD - EASEMENT FOR CSS CONSERV (cont.) RECOMMND

19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre
Lot 12: 0.2 acre
Lot 14: 0.4 acre

1.lacres are proposed to occur offsite/adjacent/same ownership south of Lot 14

50.EPD. 6 EPD - ENVIR CONSTRAINTS SHEET RECOMMND

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 on TTM 36517 dated October 19, 2016 totaling 2.1 acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated October 19, 2016

Lot 11: 0.6 acre
Lot 12: 0.2 acre
Lot 14: 0.4 acre

1.lacres are proposed to occur offsite/adjacent/same ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19, 2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 6 trees proposed for preservation

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50. PRIOR TO MAP RECORDATION

50.EPD. 6 EPD - ENVIR CONSTRAINTS SHEET (cont.) RECOMMND

Lot 10: 1 tree proposed for preservation within Lot 10, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineated Constraint Area (CSS Conservation Area)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints 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 shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

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.

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION MET

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.

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 3 MAP DELINEATE WC ON ECS RECOMMND

The natural watercourse that traverses Lot 4 and Lot 5 shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be place on the ECS stating, "The natural watercourse shall be kept free of buildings and obstructions".

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ON ECS RECOMMND

Unless a detailed flood plain study is submitted for review and approval, the flood plain limits shall be the area between the northern De Luz Road right of way line and a line 130-feet north of the centerline of De Luz Road. These lines shall be delineated on the environmental constraint sheet (ECS) to accompany the final. The area within these lines shall be labeled "Approximate Flood Plain" and a note shall be placed on the ECS stating, "Except for driveway crossings, the approximate flood plain shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed".

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2

MAP - TRAIL MAINTENANCE REGION

RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP- LC LANDSCPE COMMON AREA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 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. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 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 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R_A-5 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 area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL (cont.) RECOMMND

Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 9 MAP- QUIMBY FEES (1) RECOMMND

If a district, agency pr other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization 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 the County Ordinnace No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

____ Recreation and Parks District] [County Service Area No. ____] 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. 13 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. 18 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18 MAP - ECS NOTE MAP CONSTRAINT (cont.) RECOMMND

Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 19 MAP - ECS NOTE NO FENCE WILDLF RECOMMND

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the ildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

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 in conformance with County Ordinance No. 655."

50.PLANNING. 28 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the

subject project.

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. PRIOR TO MAP RECORDATION

50.PLANNING. 29 MAP - FEE BALANCE (cont.)

RECOMMND

divider's successor-in-interest.

50.PLANNING. 33 MAP- CC&R RES POA COM. AREA

RECOMMND

If the applicant or the land divider decides to implement Codes Covenants &Restriction's this condition will apply:

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - VACATION/SUR (cont.) RECOMMND

may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - 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. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 7 MAP - DCSD MAINTAINED ROAD RECOMMND

"A" Street is designated LOCAL ROAD and said road shall be improved with 24' full-width AC pavement, 6" AC dike, 8' D.G. walking trail, and 3' AC swale within the 60' full-width dedicated right-of-way in accordance with De Luz Community Service District (DCSD) Standard No. 102. (24'/60')

- NOTE: 1) Construct 8' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation or by De Luz Community Services District (DCSD) within the 18' parkway.
- 2) Construct a 3' wide AC swale as directed by the Director of Transportation or by De Luz Community Services District (DCSD) within the 18' parkway.

50.TRANS. 8 MAP - EXISTING MAINTAINED RECOMMND

Rancho California Road along project boundary is a paved County maintained road designated LOCAL ROAD and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail (project side), and AC swale, match up asphalt concrete paving; reconstruction; or

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8

MAP - EXISTING MAINTAINED (cont.)

RECOMMND

resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 5' wide AC swale as directed by the Director of Transportation within the 15' parkway.

De Luz Road along project boundary is a paved County maintained road designated LOCAL ROAD and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike, 10' D.G. walking trail, and AC swale, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' AC pavement to 28' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 4' high split wooden fence 5' from the right-of-way line or as directed by the Director of Transportation within the 15' parkway.

3.) Construct a 9' wide AC swale as directed by the Director of Transportation within the 15' parkway.

50.TRANS. 9

MAP - DCSD MAINTAINED ROAD

RECOMMND

Glen Meadows Road along project boundary is designated LOCAL ROAD and said road shall be improved with 26' part-width AC pavement, (14' on the project side and 12' on opposite side of the centerline), 6" AC dike (project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - DCSD MAINTAINED ROAD (cont.) RECOMMND

side), and 10' D.G. walking trail (project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "B". (Modified for reduced improvement from 28' AC to 26' AC pavement.)

NOTE: 1.) Construct a 10' D.G. walking trail adjacent to AC dike as directed by the Director of Transportation, and Park and Open Space District within the 15' parkway.

2.) Construct a 3' wide AC swale as directed by the Director of Transportation within the 15' parkway.

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- SIGNING & STRIPING PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 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) Trails.

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

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

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

50.TRANS. 14 MAP - DRAINAGE EASEMENTS

RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

50.TRANS. 15 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - WRITTEN PERM FOR GRADING (cont.) RECOMMND

the Transportation Department for review and approval.

50.TRANS. 16 MAP - FINAL WQMP RECOMMND

This condition would apply when the final map is recorded prior to obtaining a grading permit. 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. R9-2010-0016 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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

50.TRANS. 17 MAP - WQMP ACCESS AND MAINT' RECOMMND

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 FINAL DBESP

RECOMMND

prior to the issuance of a grading permit an approved DBESP for impacts to riverine riparian resources will need to be provided that shall provide mitigation ratios of 3:1 for all impacts and shall be in the form of either onsite mitigation or offsite in lieu fee program as described in DBESP prepared by ESA.0

60.EPD. 2 EPD - OAK TREE MAPPING & PLAN

RECOMMND

Oak Tree Mapping & Management Plan

Prior to grading permit issuance, EPD staff shall review grading plans to ensure that all existing oak trees are clearly mapped. The grading plan shall differentiate between the oak trees planned for removal and the oak trees planned for preservation as documented on Tentative Tract Map 36517 dated October 19, 2016. The grading plan shall show the proposed locations of the onsite oak tree mitigation areas. Prior to grading permit issuance, an Oak Tree Management Plan shall be provided to EPD staff for review and approval that outlines design measures and best management practices to protect existing oak trees during grading activities. The plan should also describe the details of the oak tree mitigation areas and how the areas will be maintained over time to ensure success. Oak trees proposed for removal will be replaced at a 4:1 ratio. Oak trees planned for removal and preservation are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

Oak Tree Removal and Preservation per Lot:

Lot 1: 3 trees proposed for removal, 19 trees proposed for preservation within the Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 1 tree proposed for removal, 2 trees proposed for preservation, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 8

Lot 9: 17 trees proposed for removal, 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - OAK TREE MAPPING & PLAN (cont.) RECOMMND

trees proposed for preservation just across the eastern Lot Line outside of Lot 10

Lot 11: 4 trees proposed for removal, 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for preservation just across the eastern Lot Line outside of Lot 12

Lot 13: None

Lot 14: None

60.EPD. 3 EPD - RIP/RIV EASEMENT RECOMMND

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the 2.1-acre Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 as shown on Figure 3 within the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017 and on Tentative Tract Map 36517 dated October 19, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

60.EPD. 4 EPD - EASEMENT FOR CSS CONSERV RECOMMND

Easements for CSS Conservation Area

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide EPD staff with proof of an executed donation agreement WITH the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved, and recorded for the coastal sage scrub conservation areas within Lots 11, 12, and 14 as shown on Tentative Tract Map 36517 dated October 19, 2016. The areas designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

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60.EPD. 4 EPD - EASEMENT FOR CSS CONSERV (cont.) RECOMMND

Lot 12: 0.2 acre
Lot 14: 0.4 acre
1.lacres are proposed to occur offsite/adjacent/same
ownership south of Lot 14

60.EPD. 5 EPD - ENVIR CONSTRAINTS SHEET RECOMMND

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4,
and 5 on TTM 36517 dated October 19, 2016 totaling 2.1
acres

CSS Habitat within Lots 11, 12, and 14 on TTM 36517 dated
October 19, 2016

Lot 11: 0.6 acre
Lot 12: 0.2 acre
Lot 14: 0.4 acre

1.lacres are proposed to occur offsite/adjacent/same
ownership south of Lot 14

Existing Oak Trees to Remain on TTM 36517 dated October 19,
2016:

TTM 36517 Lots Requiring Oak Tree Preservation:

Lot 1: 19 trees proposed for preservation within the
Riparian/Riverine Mitigation Area

Lot 2: None

Lot 3: None

Lot 4: None

Lot 5: None

Lot 6: 6 trees proposed for preservation

Lot 7: None

Lot 8: 2 trees proposed for preservation, 2 trees proposed
for preservation just across the eastern Lot Line outside
of Lot 8

Lot 9: 6 trees proposed for preservation

Lot 10: 1 tree proposed for preservation within Lot 10, 2
trees proposed for preservation just across the eastern Lot
Line outside of Lot 10

Lot 11: 6 trees proposed for preservation

Lot 12: None within Lot 12, 2 trees proposed for
preservation just across the eastern Lot Line outside of
Lot 12

Lot 13: None

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD - ENVIR CONSTRAINTS SHEET (cont.) RECOMMND

Lot 14: None

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineated Constraint Area (CSS Conservation Area)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints 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 shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

60.EPD. 6 EPD - GRADING PLAN CHECK RECOMMND

Grading Plan Check

Prior to grading permit issuance, the grading plan shall clearly depict avoidance of the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction. The grading plan shall also clearly map and distinguish between oak trees being preserved and oak trees being removed to EPD's satisfaction.

60.EPD. 7 EPD - TEMPORARY FENCING RECOMMND

Temporary Fencing

Prior to grading permit issuance, temporary fencing shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 to EPD's satisfaction to prevent impacts during grading activities. The Oak tree

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL PROFESSIONAL (cont.) RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

60.PLANNING. 2 MAP - NATIVE MONITOR RECOMMND

Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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

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

Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP*- GRADING & BRUSHING AREA (cont.) RECOMMND

or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 11 MAP- POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - SLOPE STBILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

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

60.PLANNING. 25 MAP - CRMP REQUIRED RECOMMND

Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan shall be prepared by a qualified archaeologist. Based on the survey conditions and geoarchaeological review summarized in this report, the plan shall identify areas, such as ridge tops, saddles, and flats, where cultural resources survey shall be conducted after initial vegetation removal has occurred. The plan shall also identify the location and timing of cultural resources monitoring. The plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resource during project implementation (including during the survey to occur following vegetation removal and monitoring during ground disturbing activities). The plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

60.PLANNING. 26 MAP- HMMP RECOMMND

The project must complete a Habitat Mitigation and Monitoring Plan (HMMP) prior to the issuance of a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP- HMMP (cont.)

RECOMMND

permit and must include proof that the mitigation areas have been installed in accordance with the Habitat Mitigation and Monitoring Plan.

60.PLANNING. 27 MAP- CULTURAL SENSITIVITY

RECOMMND

Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the project proponent to conduct post-vegetation clearance survey and to monitor ground-disturbing activities in accordance with the Cultural Resources Monitoring Plan. The archaeologist shall work under the supervision of a qualified archaeologist. The Native American monitor shall be selected from the list of Native American groups demonstrating affiliation with the project area and demonstrating interest in the project. The monitoring shall be conducted as specified in the Cultural Resources Monitoring Plan.

60.PLANNING. 28 MAP- INADVERTENT DISCOVERIES

RECOMMND

In the event of the discovery of historical or archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the project proponent. The contractor shall not resume work until authorization is received.

In the event of an unanticipated discovery of archaeological materials during construction, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP- INADVERTENT DISCOVERIES (cont.)

RECOMMND

manner of mitigation. In the event avoidance is demonstrated to be infeasible, the applicant shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall halt work in the vicinity (within 100 feet) of the find and shall contact the Riverside County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the Coroner determines the remains are Native American in origin, the Coroner shall contact the NAHC. As provided in Public Resources Code Section 5097.98, the NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent shall be afforded the opportunity to provide recommendations concerning the future disposition of the remains and any associated grave goods as provided in PRC 5097.98.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 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.TRANS. 3 MAP - 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. R9-2010-0016 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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - RIP/RIV MITIGATION RECOMMND

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2 EPD - NESTING BIRD SURVEY 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 pre-construction nesting bird survey, to EPD for review.

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.)

RECOMMND

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE-E.HEALTH CLEARANCE REQ.D

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 EPD - RIP/RIV MITIGATION

RECOMMND

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB06510) for HANS 2117 /TTM 36517 prepared by ESA dated April 2017. The 2.1-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36517 dated October 19, 2016 and on Figure 3 of the Riparian/Riverine Mitigation Plan (PDB06510) for HANS

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 EPD - RIP/RIV MITIGATION (cont.) RECOMMND

2117 prepared by ESA dated April 2017. EPD may require a site visit to verify that the mitigation has been installed.

80.EPD. 2 EPD - RIP/RIV EASEMENT CONVEY RECOMMND

Conveyance of Easement for Riparian/Riverine Mitigation Area #1

Prior to building permit issuance, the applicant shall provide proof to EPD that the easement for the 2.1-acre Riparian/Riverine Mitigation Area #1 within Lots 1, 2, 3, 4, and 5 of TTM 36517 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD.

80.EPD. 3 EPD - CSS EASEMENT CONVEYANCE RECOMMND

Conveyance of Easement for CSS Conservation Area

Prior to building permit issuance, the applicant shall provide proof to EPD that the easements for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD. The acreages for the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517 dated October 19, 2016 are as follows:

Lot 11: 0.6 acre

Lot 12: 0.2 acre

Lot 14: 0.4 acre

1.1 acres are proposed to occur offsite/adjacent/same ownership south of Lot 14

FIRE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1 MAP- LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP- LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

provided on the plan; and/or,
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 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. 12 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Murrietta School District shall be mitigated in accordance with California State law.

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

80. PRIOR TO BLDG PRMT ISSUANCE

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.

80.PLANNING. 16 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent 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

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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. 17 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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) Trails.

80.TRANS. 2 MAP - IMPLEMENT WQMP RECOMMND

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

80.TRANS. 3 MAP - ESTABL WQMP MAINT ENTITY RECOMMND

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

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 MAP - 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.

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

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

1.Precise grade inspection.

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

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

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

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE-ALT SYSTEM DEED RECORD RECOMMND

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 3 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 4 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

90.E HEALTH. 5 USE-E.HEALTH CLEARANCE REQ.D RECOMMND

Environmental Health Clearance prior to final inspection.

EPD DEPARTMENT

90.EPD. 1 EPD - OAK TREE MITIGATION RECOMMND

Oak Tree Mitigation

Prior to building permit final inspection, documentation shall be provided to EPD providing proof that the oak tree mitigation areas have been installed in accordance within the Oak Tree Management Plan to the satisfaction of EPD. Oak trees proposed for removal will be replaced at a 4:1 ratio. EPD may require a site visit to verify the installation of the oak tree mitigation areas. Oak trees subject to replacements at a 4:1 ratio are mapped on Tentative Tract Map 36517 (October 19, 2016) as follows:

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 EPD - OAK TREE MITIGATION (cont.) RECOMMND

Lots Requiring Oak Tree Mitigation:

Lot 1: 3 trees proposed for removal
Lot 2: None
Lot 3: None
Lot 4: None
Lot 5: None
Lot 6: None
Lot 7: None
Lot 8: 1 tree proposed for removal
Lot 9: 17 trees proposed for removal
Lot 10: None
Lot 11: 4 trees proposed for removal
Lot 12: None
Lot 13: None
Lot 14: None

90.EPD. 2 EPD - PERMANENT FENCING RECOMMND

Permanent Fencing

Prior to Building Permit Final Inspection Approval, a permanent fence shall be installed around the 2.1-acre Riparian/Riverine Mitigation Area within Lots 1, 2, 3, 4, and 5 of TTM 36517 and the coastal sage scrub conservation areas within Lots 11, 12, and 14 of TTM 36517. RCA and EPD shall be consulted on the type of fence construction. EPD may require a photographs or a site visit to verify the installation of permanent fencing.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization 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 the County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP- QUIMBY FEES (2) (cont.) RECOMMND
 apply.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND
 The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND
 Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 11 MAP- MITIGATION MONITORING RECOMMND
 The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 42595.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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 - FACILITY COMPLETION RECOMMND
 The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 3 MAP - WQMP COMPLETION RECOMMND
 Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification,

TRACT MAP Tract #: TR36517

Parcel: 935-370-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - WQMP COMPLETION (cont.) RECOMMND

inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 4 MAP - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 7th building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 7th building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

100.PARKS. 3 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 7th building permit, the applicant shall complete construction of the trail(s) as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

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

DATE: July 10, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Surveyor – Bob Robinson
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Murrieta Valley Unified School District

Western Municipal Water District
Rancho California Water District
Southern California Edison
Southern California Gas Co.
Verizon
Time Warner Cable
De Luz Community Services District – Rob
Holmes

TENTATIVE TRACT MAP NO. 36517 – EA42595 – Applicant: Beresford Properties, LLC – **Engineer:** David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - **Location:** Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – **Zoning:** Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract proposes a Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 1, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **PRULL@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 23, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36517 AMENDED NO.1 – EA42595 – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST: A Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on August 28, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Transportation, Flood, Fire, Building & Safety: Grading, Parks

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at (951-955-0972) or email at prull@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: December 15, 2014

TO

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

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Landscaping –Mark Hughes

P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36517 AMENDED NO.2 – EA42595 – Applicant: Beresford Properties, LLC – Engineer: David Jeffers Consulting - First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R: RM) (10 AC Min.) - Location: Northerly of Via Vaquero Road, easterly and westerly of De Luz Road, southerly of Rancho California Road, – 70.5 Gross Acres – Zoning: Residential Agricultural-5 Acre Minimum (R-A-5) – **REQUEST:** A Schedule D subdivision of 70.5 gross acres into 14 residential lots with a minimum lot size of 5 acres – APNs: 935-370-005, 935-370-007, 935-370-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on January 29, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Paleontology, Transportation, Building & Safety: Grading

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

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at (951-955-0972) or email at prull@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

September 1, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR36517

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 24, 2015 and received in our office August 6, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re: TR36517
September 1, 2015
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ebru Ozdil', with a large, sweeping flourish extending to the right.

Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



July 25, 2013

RECEIVED
JUL 28 2013
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Paul Rull, Project Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Board of Directors

Ben R. Drake
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Roland C. Skumawitz

James "Stew" Stewart

SUBJECT: WATER AVAILABILITY
EA42595 (VIA VAQUERO ROAD AND DE LUZ ROAD,
TENTATIVE TRACT MAP NO. 36517); PARCEL NOS. 1
AND 2, PORTION OF PARCEL NO. 3, AND A
THROUGH G OF PARCEL MAP NO. 23303; APNS 935-
370-005, 935-370-007, AND 935-370-009
[DAVID JEFFERS CONSULTING, INC.]

Officers

Matthew G. Stone
General Manager

Richard S. Williamson, P.E.
Assistant General Manager

Jeffrey D. Armstrong
CFO/Treasurer

N. Craig Elitharp, P.E.
Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Mr. Rull:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts existing 20-inch and 24-inch diameter water pipelines (1670 Pressure Zone) within De Luz Road (water distribution service to this project would be provided by the 20-inch pipeline).

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

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. The development will also be conditioned to abandon and/or remove an existing 12-inch main located on APN 935-370-009. Zone of Benefit fees will also be assessed on this project for Zone 1, Contract 1, pursuant to the Customer Guide to Rates and Charges in effect at the time of application for water service. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

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

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability, in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

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

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT


Phillip Dauben
Assistant Engineer

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
Dave Jeffers, David Jeffers Consulting, Inc.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 30, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion for TR36517

Dear Ms. Hoover,

An AB 52 notification for TR36517 was sent to you on July 15, 2015. The Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga – Temecula Band of Mission Indians for AB 52 consultation on the Project.

On January 28, 2016, the Planning Department provided you with a copy of the cultural report entitled (PDA04838); "Phase I Cultural Resources Assessment for Tentative Tract Map 36517 Riverside County, California prepared by ESA and dated January 01, 2014.

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. I have attached the final cultural conditions of approval (COA's) for your files.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on TR36517 and considers AB 52 consultation concluded as of this letter's date. Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Heather Thomson". The signature is fluid and cursive, with the first name "Heather" and last name "Thomson" clearly legible.

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Brett Dawson, Contract Planner

Attachments: COA's

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): TR 36517 & TR 36549, EA 42595 & 42622, CFG 5971 & 6000

Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Beresford Properties, LLC

E-Mail: kennethkaichang@yahoo.com

Applicant's Contact Person: Kenneth Kai Chang, President

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

Mailing Address: 330 Wilshire Boulevard

| | | |
|---------------------|----------------------|--------------------|
| <u>Santa Monica</u> | <u>CA</u> | <u>90401</u> |
| <small>City</small> | <small>State</small> | <small>ZIP</small> |

Daytime Phone No: (818) 642-8850

Fax No: (N/A)

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

DATE SUBMITTED: 11/02/15

(CHECK THE APPROPRIATE BOX)

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

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


I David T. Jeffers verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Kenneth Kai Chang.

I Kenneth Kai Chang verify that I am the new applicant and acknowledge the receipt thereof. My new address is 330 Wilshire Boulevard, Santa Monica, CA 90401, phone number is 818.642.8850, and can be e-mailed at kennethkaichang@yahoo.com.

(name of new applicant)



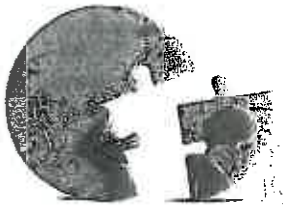
Signature of Existing Applicant



Signature of New Applicant

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1079 (11/13/08)

Desert Office · 77-588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36517 DATE SUBMITTED: 5/9/13

APPLICATION INFORMATION

Applicant's Name: BERESFORD PROPERTIES, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 WILSHIRE BLVD.
SANTA MONICA CA 90401
City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: ()

Engineer/Representative's Name: DAVID JEFFERS CONSULTING E-Mail: davej.djce@attglobal.net

Mailing Address: 19 SPECTRUM POINTE DR. SUITE 609
LAKE FOREST CA 92630
City State ZIP

Daytime Phone No: (949) 586-5778 Fax No: (949) 586-5527

Property Owner's Name: BERESFORD PROPERTIES, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 WILSHIRE BLVD.
SANTA MONICA CA 90401
City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of CROSS CREEK GOLF COURSE, South of RANCHO CALIFORNIA ROAD, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2008 SAN BERNARDINO AND RIVERSIDE COUNTIES: G-6/7, H-6/7, I-6/7

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):

A SUBDIVISION OF LAND OF 70.5 ACRES INTO 14 LOTS WITH A MINIMUM LOT SIZE OF 5 ACRES OF SCHEDULE "D" IMPROVEMENTS.

Related cases filed in conjunction with this request:

EA 42595 ; CFG 05971

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SP 172 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 162

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: GEOTECHNICAL, WQMP, HYDROLOGY

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 eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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: 225,000

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 225,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,000 ± 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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rcjis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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) David Offens Date July 1, 2013

Owner/Representative (2) _____ Date _____



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

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

and DAVID JEFFERS CONSULTING, INC hereafter "Applicant" and BERESFORD PROPERTIES LLC "Property Owner".

Description of application/permit use:

TRACT SUBDIVISION OF 70.5 ACRES OF LAND INTO 14 LOTS AS A
SCHEDULE "D" SUBDIVISION

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 935-370-005, -007 AND -009

Property Location or Address: SOUTH OF INTERSECTION OF RANCHO CALIFORNIA AND DE LUZ ROADS.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: KENNETH KAI CHANG Phone No.: 818-642-8850
 Firm Name: BERESFORD PROPERTIES, LLC Email: kennethkaichang@yahoo.com
 Address: 330 WILSHIRE BLVD.
SANTA MONICA, CA 90401

3. APPLICANT INFORMATION:

Applicant Name: DAVID T. JEFFERS Phone No.: 949-586-5778
 Firm Name: DAVID JEFFERS CONSULTING, INC. Email: davej.djc@attglobal.net
 Address (if different from property owner)
19 SPECTRUM POINTE DR. # 609
LAKE FOREST, CA 92630

4. SIGNATURES:

Signature of Applicant: *David T. Jeffers* Date: JULY 10, 2013
 Print Name and Title: DAVID T. JEFFERS, PRESIDENT

Signature of Property Owner: _____ Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

| | |
|---|-------------------------|
| FOR COUNTY OF RIVERSIDE USE ONLY | |
| Application or Permit (s)#: _____ | |
| Set #: _____ | Application Date: _____ |

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 935-370-005, -007 AND -009

Property Location or Address:

SOUTH OF INTERSECTION OF RANCHO CALIFORNIA AND DE LUZ ROADS.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: KENNETH KAI CHANG

Phone No.: 818.642.8850

Firm Name: BERESFORD PROPERTIES, LLC

Email: kennethkaichang@yahoo.com

Address: 330 WILSHIRE BLVD.

SANTA MONICA, CA 90401

3. APPLICANT INFORMATION:

Applicant Name: KENNETH KAI CHANG

Phone No.: 818.642.8850

Firm Name: BERESFORD PROPERTIES, LLC

Email: kennethkaichang@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: _____

Print Name and Title: KENNETH KAI CHANG

Signature of Property Owner:  Date: _____

Print Name and Title: KENNETH KAI CHANG

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

Print Name and Title: _____

| | | |
|---|-------|-------------------------|
| FOR COUNTY OF RIVERSIDE USE ONLY | | |
| Application or Permit (s)#: | _____ | |
| Set #: | _____ | Application Date: _____ |

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Beresford Properties, 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 935-370-005, 935-370-007 and 935-370-009 (“PROPERTY”); and,

WHEREAS, on May 9, 2013, PROPERTY OWNER filed an application for Tract No. 36517 (“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:
Beresford Properties, LLC
Attn: Kenneth Kai Chang
330 Wilshire Blvd.
Santa Monica, CA 90401

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.



11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.



18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

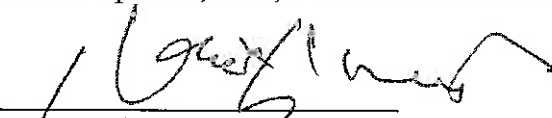
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

Dated: 3-2-16

FORM APPROVED COUNTY COUNSEL
BY:  3/7/16
MELISSA R. CUSHMAN DATE

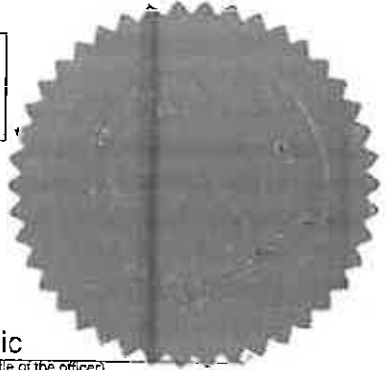
PROPERTY OWNER:
Beresford Properties, LLC, a California Limited Liability Company

By: 
Kenneth Kai Chang
Manager

Dated: 2-25-2016

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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



State of California }

County of Los Angeles }

On 2-25-16 before me, Carina Perry, Notary Public
(Here insert name and title of the officer)

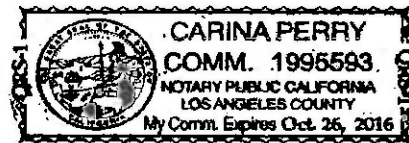
personally appeared KENNETH KAI CHANG,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) 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.

Carina Perry
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

1 Denunciation Agreement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 2/25/16

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is /are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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

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

TENTATIVE TRACT MAP NO. 36517 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beresford Properties, LLC – Representative: Eric Ruby ESA – First Supervisorial District – Location: Northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, and westerly of De Luz Road – Zoning: Residential Agricultural 5-Acre Minimum – **REQUEST:** The Tentative Tract Map proposes a Schedule “D” Subdivision to create 14 single family residential lots with a minimum lot size of five (5) acres on 70.5 gross acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **JUNE 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

Johnson & Sedlack
26785 Camino Seco,
Temecula CA 92590

Jim Brady
PO Box 2442
Temecula CA 92593
Jbrady92590@verizon.net
951-587-4325

Pechanga Cultural Resources Department
PO Box 2183
Temecula CA 92593

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ASMT: 904040093, APN: 904040093
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 935130006, APN: 935130006
CHRISTINE MARKELZ, ETAL
25455 CAMINO DE PETERSON
TEMECULA, CA. 92590

ASMT: 935120004, APN: 935120004
JOHN HERRERA
24445 LONELY LN
TEMECULA, CA. 92590

ASMT: 935130007, APN: 935130007
ALICE FRANSIS, ETAL
18171 S 3RD ST
FOUNTAIN VALLEY CA 92708

ASMT: 935120005, APN: 935120005
KATHERINE L REV FAMILY TR, ETAL
C/O PAUL R HUERTA
28415 MARY PL
MURRIETA CA 92563

ASMT: 935140005, APN: 935140005
OCEAN TRANG, ETAL
42779 VIA BOLERO RD
TEMECULA, CA. 92590

ASMT: 935130002, APN: 935130002
RANCHO CALIF WATER DIST
C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

ASMT: 935140006, APN: 935140006
MARY SKORPANICH
292 N CAMBRIDGE
ORANGE CA 92666

ASMT: 935130003, APN: 935130003
RANCHO CALIFORNIA WATER DIST
P O BOX 9017 TEMECULA
CA 92589

ASMT: 935140007, APN: 935140007
AUDREY BARRY, ETAL
43280 VIA BOLERO RD
TEMECULA, CA. 92590

ASMT: 935130004, APN: 935130004
MARTHA DANIEL, ETAL
25300 CAMINO DE PETERSON
TEMECULA, CA. 92590

ASMT: 935140008, APN: 935140008
OCTAVIAN SCUTELNICU, ETAL
C/O OCTAVIAN SCUTELNICU
9720 CRYSTAL RIDGE DR
ESCONDIDO CA 92026

ASMT: 935130005, APN: 935130005
RHONDA CORNELL, ETAL
25470 CAMINO DE PETERSON
TEMECULA CA 92590

ASMT: 935140009, APN: 935140009
STEVEN GIORGI, ETAL
7275 ALAMEDA AVE
GOLETA CA 93117

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LOUANN YONG
26811 HOBIE CIR STE 13
MURRIETA CA 92562

ASMT: 935220015, APN: 935220015
THOMAS BORBA
9060 EDISON AVE
ONTARIO CA 91762

ASMT: 935200009, APN: 935200009
JULIE FRANCIS, ETAL
P O BOX 1419
TEMECULA CA 92593

ASMT: 935220017, APN: 935220017
FLAGGRICULTURE INC
P O BOX 1677
TEMECULA CA 92593

ASMT: 935200011, APN: 935200011
LAURA DIAMOND, ETAL
24980 TERRENO DR
TEMECULA, CA. 92590

ASMT: 935220018, APN: 935220018
ANGELA RENATE TRUST, ETAL
43345 VIA VAQUERO
TEMECULA, CA. 92592

ASMT: 935200012, APN: 935200012
SHEILA SIMMONS, ETAL
25040 TERRENO DR
TEMECULA, CA. 92590

ASMT: 935220019, APN: 935220019
RENEE LINDGREN, ETAL
O VIA VAQUERO
TEMECULA CA 92590

ASMT: 935200014, APN: 935200014
ADRIANA GUZMAN, ETAL
10350 KIMBARK AVE
WHITTIER CA 90601

ASMT: 935220021, APN: 935220021
BOSTON MORSE, ETAL
43255 DE LUZ RD
TEMECULA, CA. 92590

ASMT: 935200015, APN: 935200015
SPYRIDOULA PREVENTZA
16991 STRAWBERRY DR
ENCINO CA 91436

ASMT: 935220022, APN: 935220022
STEVEN BORBA
6819 SUGAR PINE CT
CHINO CA 91710

ASMT: 935200016, APN: 935200016
ASSIGNMENT SERVICES INC
P O BOX 843
LAKEWOOD CA 90714

ASMT: 935220024, APN: 935220024
RICHARD SMITH
P O BOX 524
TEMECULA CA 92593



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GIGI RENICK
PO BOX 11444
SAN BERNARDINO CA 92423

ASMT: 935240003, APN: 935240003
NICOLE CHAIM, ETAL
430 1/2 LA CIENEGA
W HOLLYWOOD CA 90048

ASMT: 935230006, APN: 935230006
MARCY RUCKER, ETAL
PO BOX 1355
TEMECULA CA 92593

ASMT: 935240008, APN: 935240008
HRAIR TASHJIAN
30807 HILLCREST DR
TEMECULA CA 92591

ASMT: 935230008, APN: 935230008
LINDA BOUDROT, ETAL
43103 RIKI LN
TEMECULA, CA. 92590

ASMT: 935370026, APN: 935370026
BERESFORD PROP
14111 MULHOLLAND DR
BEVERLY HILLS CA 90210

ASMT: 935230012, APN: 935230012
IRA SERVICES TRUST CO
C/O JAMES A CHITLA
P O BOX 7080
SAN CARLOS CA 94070

ASMT: 935370034, APN: 935370034
ANB ENTERPRISE
19626 DEARBORNE CIR
HUNTINGTON BEACH CA 92648

ASMT: 935230017, APN: 935230017
BLUFF SCARLETT
P O BOX 1493
TEMECULA CA 92593

ASMT: 935240001, APN: 935240001
HORACE STOVALL
948 11TH ST
HUNTINGTON BEACH CA 92648

ASMT: 935240002, APN: 935240002
NICOLE CHAIM, ETAL
C/O AEA MGMT
8306 WILSHIRE BLV 7052
BEVERLY HILLS CA 90211

Applicant:

Kenneth Kai Chang
330 Wilshire Blvd
Santa Monica, CA 90401

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562

Applicant:

Kenneth Kai Chang
330 Wilshire Blvd
Santa Monica, CA 90401

Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590

Engineer:

Eric J Ruby
ESA
550 West C Street, Suite 750
San Diego CA 92101

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Engineer:

Eric J Ruby
ESA
550 West C Street, Suite 750
San Diego CA 92101

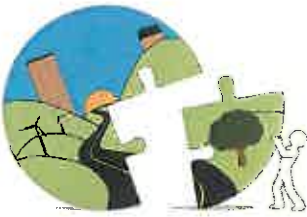
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Owner:

Beresford Properties, LLC
330 Wilshire Blvd
Santa Monica, CA 90401

Owner:

Beresford Properties, LLC
330 Wilshire Blvd
Santa Monica, CA 90401



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

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

77588 El Duna Court, Suite H
Palm Desert, California 92211

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

Environmental Assessment No.42595, Tentative Tract Map No.36517

Project Title/Case Numbers

Brett Dawson, Project manager

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Beresford Properties, LLC

Project Applicant

330 Wilshire Blvd, Santa Monica, CA 90401

Address

Northerly of Via Vaquero Road, easterly of De Luz Road, southerly of Rancho California Road, westerly of De Luz Road

Project Location

The **Tentative Tract Map** proposes a Schedule D subdivision to create 14 single family residential lots with a minimum lot size of 5 acres on 70.5 gross acres.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Associate Planner
Title

5/23/17
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR36517\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42595 ZCFG5971 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1304170

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: CHANG KAI KENNETH \$50.00
paid by: CK 018036
paid towards: CFG05971 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME DOC FEE FOR EA49595 (TR36517)
at parcel #:
appl type: CFG3

By _____ May 09, 2013 14:19
MGARDNER posting date May 09, 2013

| 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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1310290

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: CHANG KAI KENNETH \$2,181.25
paid by: VI 08292G
paid towards: CFG05971 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME DOC FEE FOR EA49595 (TR36517)
at parcel #:
appl type: CFG3

By _____ Oct 25, 2013 09:58
MGARDNER posting date Oct 25, 2013

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: CHANG KAI KENNETH \$28.75
paid by: CK 023651
paid towards: CFG05971 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME DOC FEE FOR EA49595 (TR36517)
at parcel #:
appl type: CFG3

By _____ Oct 07, 2015 14:58
MGARDNER posting date Oct 07, 2015


| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$28.75 |

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

Additional info at www.rctlma.org

Agenda Item No.: 4 . 4
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Second
Project Planner: Dave Alvarez
Planning Commission: June 21, 2017

CONDITIONAL USE PERMIT NO. 3722
ENVIRONMENTAL ASSESSMENT NO. Exempt
Applicant: Derek Catalano
Engineer/Representative: Derek Catalano



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3722 proposes an automotive sales agency within an existing 1,686 square-foot office building. The proposed use will include two (2) offices, a waiting area, kitchen, two (2) restrooms and a storage area intended for printers and supplies. The project site will also include 1,620 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 7:00 p.m., Monday through Sunday.

The project site is located north of Temescal Canyon Road, south of Arcadia Street, east of Jolora Avenue and west of El Cerrito Road.

ISSUES OF POTENTIAL CONCERN:

Existing Code Violation Case:

The previous use of the project site, a medical marijuana dispensary, was unpermitted and the project site received a Code Violation (CV No. 1008454). The medical marijuana dispensary has moved out of the building and as a result the Code Enforcement case is now closed. Other issues cited in the code violation case consist of an unpermitted monument sign, improvements to the electrical wiring of the existing structure, and interior tenant improvements to the existing structure, such as removing existing dry wall. The applicant has applied for the proper building permits for repair. The proposed use proposes to rehabilitate the building from the unpermitted modifications that occurred as a result of the medical marijuana dispensary use.

Temescal Canyon Road Dedication:

The project has frontage on Temescal Canyon Road which is designated as an Arterial Highway on the County's General Plan Circulation Element. The half-width right-of-way for an Arterial Highway is 64 feet. The Transportation Department has conditioned for the project to provide an irrevocable offer of dedication for this half-width right-of-way.

The Transportation has requested the CUP provide an irrevocable offer of dedication for the half-width right-of-way on Temescal Canyon Road. The other provision is the CUP will have a life of 5 years, after which a renewal will need to be applied for subject to a Revised Permit. This is to allow the project to

continue operating in 5 years increments until such time the County proceeds with a widening project on Temescal Canyon Road.

Project Background:

The site was a permitted restaurant in 2007 as “Jersey Joe’s” under Plot Plan No. 20689. In 2010, it was sited as an unpermitted medical marijuana dispensary.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) to the east, west, and south, and Very Low Density Residential (VLDR) to the north. |
| 3. Existing Zoning (Ex. #2): | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #2): | General Commercial (C-1/C-P) to the east, west, and south, and Residential Agriculture – 1-acre minimum (R-A-1) to the north. |
| 5. Existing Land Use (Ex. #1): | Existing retail commercial structure. |
| 6. Surrounding Land Use (Ex. #1): | Vacant lot to the west, office structure to the east, vacant property to the south, and vacant property and single family residential dwellings to the north. |
| 7. Project Data: | Total Acreage: 0.26 |
| 8. Environmental Concerns: | CEQA Exempt |

RECOMMENDATIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a) based on the findings and conclusions incorporated in the staff report.

APPROVE CONDITIONAL USE PERMIT NO. 3722, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

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

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.25- 0.35 Floor Area Ratio) located in the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the east, west, and south, and Very Low Density Residential (VLDR) to the north.

3. The proposed use, automotive sales facility, is consistent with the Commercial Retail (CR) designation.
4. The zoning classification for the project site is General Commercial (C-1/C-P).
5. The proposed use, automotive sales facility, is a permitted use, subject to the approval of a Conditional Use Permit (CUP) in the General Commercial (C-1/C-P) zone, in accordance with Ordinance No. 348.
6. The proposed use, automotive sales agency, is consistent with the development standards set forth in the General Commercial (C-1/C-P) zoning designation. More specifically:
 - **Height Requirements:** No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved subject to Section 18.34 of Ordinance 348. The maximum height of the existing structures from the tip of the roof to grade is fourteen (14) feet. The proposed project satisfies the height requirements of General Commercial (C-1/C-P) zoning designation, given this existing building is approximately 14 feet in height; and
 - **Yard Requirements:** There is no yard requirement for buildings which do not exceed 35 feet in height except as required for specific plans. The proposed project is not in a specific plan and the existing building is approximately 14 feet in height, and therefore there is no yard requirements.
7. Outlined in Section 18.12 of Riverside County Ordinance No. 348, parking standards for proposed automotive retail facilities require one space per 1,000 square feet of outdoor sales area plus one (1) space per employee. The proposed retail automotive sales facility will have 2,835 square feet of outdoor sales area and two (2) employees requiring five (5) parking space. The project site has ten (10) parking spaces, having a surplus of five (5) parking spaces. The project is consistent with the parking standards of the office use/automotive sales requirements.
8. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the east, west, and south, and Residential Agriculture-1 acre minimum (R-A-1) to the north.
9. Single-family residential dwellings and commercial office structures have been constructed and are operating in the project vicinity.
10. The proposed project is not located within an existing Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.
11. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on May 7, 2015 with a request for comments. No comments have been received from the City staff regarding this project.
12. The project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.

13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(a) (Existing Facilities- Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA guidelines. No further environmental review is required.
15. Although not required because the proposed project is exempt from CEQA, AB 52 consultation notices were mailed to all requesting Tribes on July 20, 2015. County Staff received a letter dated August 24, 2015 from the Agua Caliente Band of Cahuilla Indians indicating they do not have specific concerns regarding known cultural resources in the area and consultation is not needed at this time. No other consultation requests were received.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (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. High Fire Area or State Responsibility area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A Recreation and Parks District;
 - d. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP)
 - e. A designated zone of Lighting Area No. 655
3. The project site is located within:

- a. Sphere of Influence for the City of Corona;
 - b. An area of moderate liquefaction;
 - c. An area subject to soil subsidence;
 - d. Corona-Norco Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number 277-110-040.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03722
VICINITY/POLICY AREAS

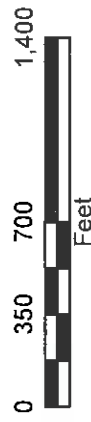
Supervisor: Tavaglione
 District 2

Date Drawn: 04/21/2017
 Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of River, after adopting a new General Plan, transferred all planning and zoning responsibilities to the newly formed Riverside County Planning Department. For further information, please contact the Riverside County Planning Department at (951) 261-0210 (Western County) or at (951) 261-0277 (Eastern County) or visit <http://www.riversidecountyplanning.com>.

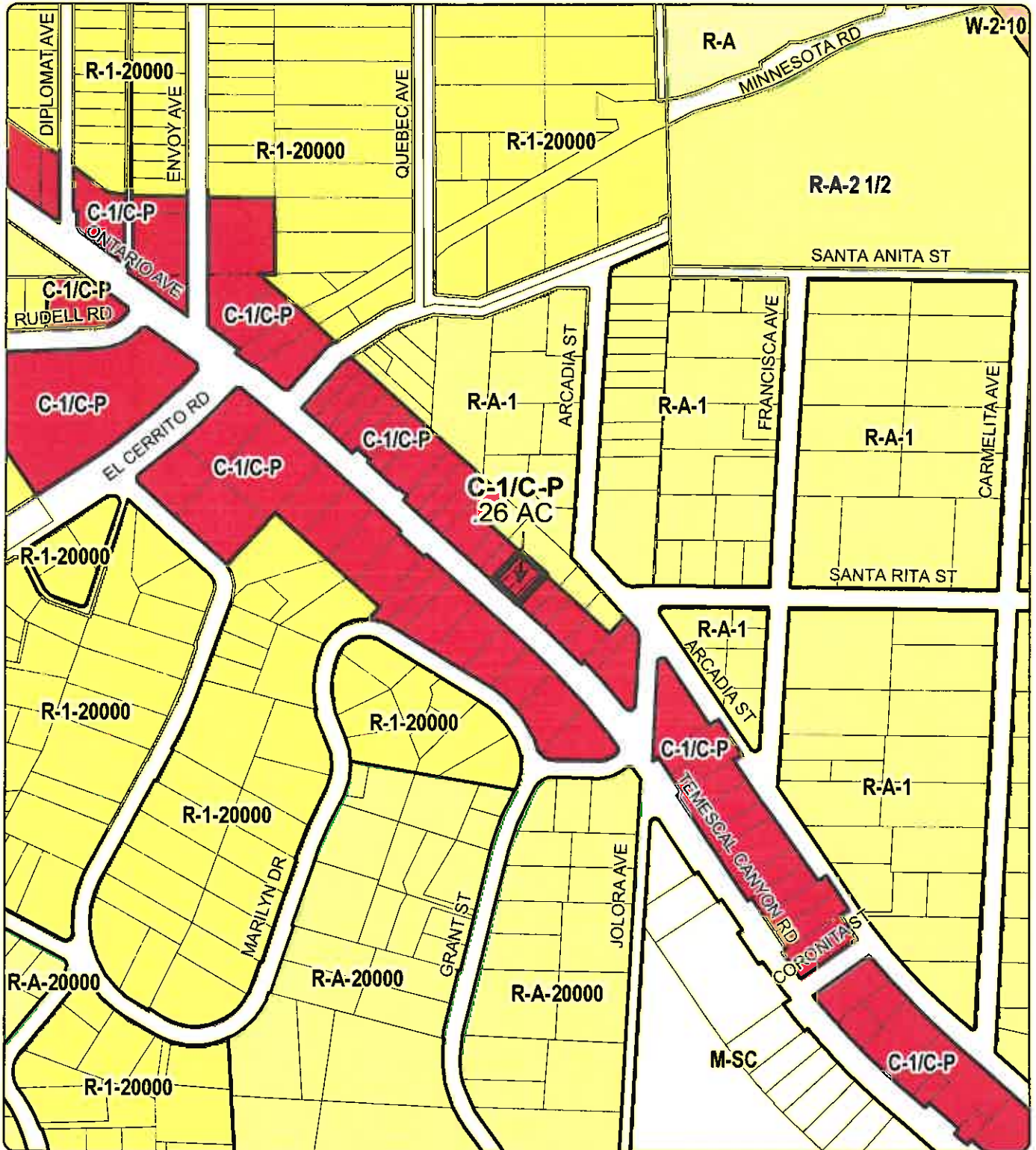
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03722

EXISTING ZONING

Supervisor: Tavaglione
District 2

Date Drawn: 04/21/2017
Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

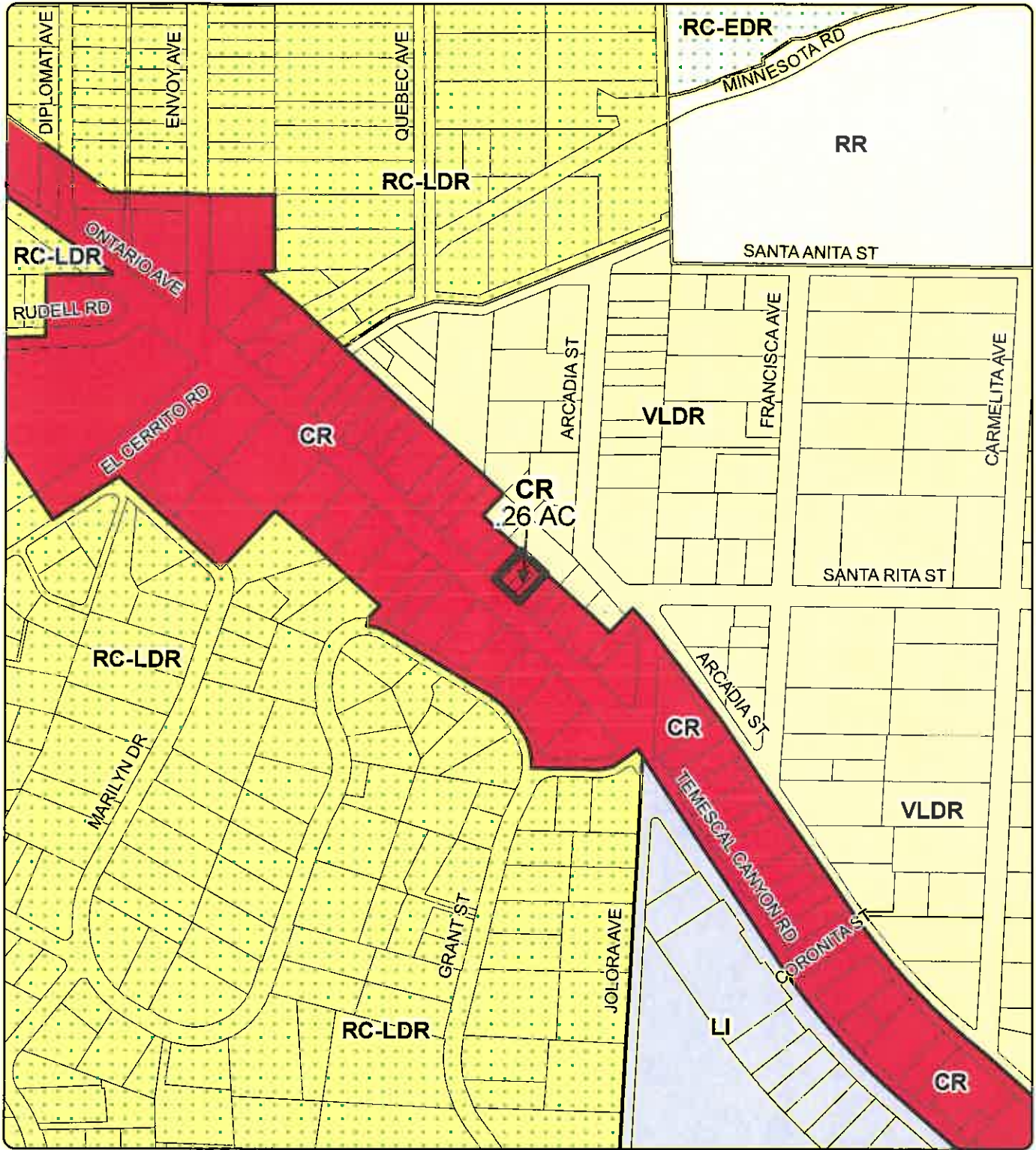
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03722

EXISTING GENERAL PLAN

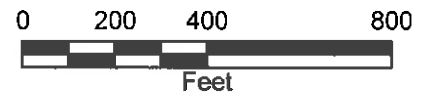
Supervisor: Tavaglione
District 2

Date Drawn: 04/21/2017
Exhibit 5



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03722

LAND USE

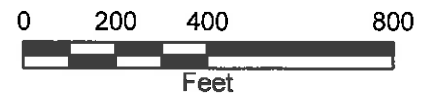
Supervisor: Tavaglione
District 2

Date Drawn: 04/21/2017
Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcd.ca.gov>

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an automotive dealership within an existing 1,686 square-foot auto sales office building with 1,620 square feet of outdoor auto display sales area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3722 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3722, Exhibit A, dated May 7, 2015

APPROVED EXHIBIT B = Conditional Use Permit No. 3722, Exhibit B, dated May 7, 2015

APPROVED EXHIBIT C = Conditional Use Permit No. 3722, Exhibit C, dated May 7, 2015

APPROVED EXHIBIT L = Conditional Use Permit No. 3722, Exhibit L, dated May 7, 2015

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - POTABLE WATER SERVICE RECOMMND

CUP3722 is proposing potable water service from City of Corona Public Works. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with City of Corona Public Works as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental

CONDITIONAL USE PERMIT Case #: CUP03722

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - POTABLE WATER SERVICE (cont.) RECOMMND

Health.

10.E HEALTH. 2 USE - REVIEW OF OWTS RECOMMND

Per City of Corona Public Works, there is a sewer line located on Temescal Canyon Road. At the time of the review of CUP3722, a C-42 certification was provided that shows that the current onsite wastewater treatment system (OWTS)/septic is still in good repair and that it is sized appropriately for the current floorplan and use. Based on this information, the Department will allow the use of the OWTS. If the OWTS falls into disrepair or there are any modifications needed due to change in use, the facility may be required to connect to sewer and abandon the OWTS under permit.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID ENTRY BOX RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03722 is a request to permit an automotive dealership on an approximately 0.26-acre site. The site is located in the Temescal Canyon area on the northeasterly side of Temescal Canyon Road south of El Cerrito Road. The existing building, parking area and other improvements are to remain. No grading or other improvements are proposed.

The topography of the area slopes southwesterly toward Temescal Canyon Road. There is no significant drainage infrastructure in the area. The site is subject to nuisance nature local runoff and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. A minor amount of storm runoff from the adjacent property may be tributary along the rear of the site. Any fencing or enclosure along the rear of the lot shall permit these offsite flows to enter the site.

There are no District maintained facilities, either existing or proposed, associated with this project. The Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies of this project including the preliminary and final Water Quality Management Plan (WQMP) if required.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03722

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10. GENERAL CONDITIONS

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

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. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this Conditional Use Permit shall be limited to the hours of 10:00 a.m. to 7:00 p.m., Monday through Friday and 10:00 a.m. to 7:00 p.m. Saturday and Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 8 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be subject to approval by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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. 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. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from State of California, local, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded

CONDITIONAL USE PERMIT Case #: CUP03722

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 30 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 33 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 35 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:

<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE-DEMOLITION AND RELOCATION RECOMMND

In the future, if the County decides to widen Temescal Canyon Road, at the property owner's expense, the project proponent/owner(s) shall be responsible for demolishing and relocating any structures/parking spaces encroaching into the ultimate road right-of-way of Temescal Canyon Road. Absolutely no cost shall be charged to the County of Riverside for this demolition and relocation requirement. This demolition and relocation shall take place immediately upon the County's request.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3722 shall terminate on July 1, 2022. A Revised Permit is required for renewal to continue the operation of the proposed auto sales agency. Should no Revised Permit application be filed prior to the expiration date of the Conditional Use Permit, this permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03722

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - IF WQMP REQUIRED

RECOMMND

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.

PLANNING DEPARTMENT

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3722, 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 WQMP REQUIREMENTS RECOMMND

Prior to the issuance of a building permit, the owner / applicant shall obtain clearance from the Building & Safety Department Environmental Compliance Division or Grading Division. If a site proposes the addition or creation of 5,000 or more square feet of impervious surface a site-specific Water Quality Management Plan (WQMP) is required.

The applicant shall contact the Riverside County Flood Control District for further information when a WQMP is required.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - REVIEW OF OWTS RECOMMND

Prior to any building permit issuance, the onsite wastewater treatment system (OWTS) must be evaluated. Any modification or failure of the OWTS will require the facility to connect to sewer. Please contact this Department at (951)955-8980 for any questions.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$696.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the

CONDITIONAL USE PERMIT Case #: CUP03722

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#51-WATER CERTIFICATION (cont.) RECOMMND

location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS (cont.) RECOMMND

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 No. 3722, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION/SUR RECOMMND

Within six (6) months of the effective date of this permit, sufficient irrevocable public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half-width right-of-way per County Standard No. 92, Ordinance 461.

If and when the County widens Temescal Canyon Road, at the property owner's expense, the property owner shall be responsible for demolishing any structure and/or parking spaces encroaching into the ultimate road right-of-way of Temescal Canyon Road.

80.TRANS. 3 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

CONDITIONAL USE PERMIT Case #: CUP03722

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

When applicable, plans shall include the following components:

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

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 4

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

NOTE:

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - IF WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS (cont.) RECOMMND

proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of five (5) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area are existing with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee

CONDITIONAL USE PERMIT Case #: CUP03722

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No.3722 is calculated to be 0.26 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

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. has been calculated to be 0.26 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCP INSPCTN RQRMTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

05/18/17
10:09

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

CONDITIONAL USE PERMIT Case #: CUP03722

Parcel: 277-110-040

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: May 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Flood Control

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes
2nd District Supervisor
2nd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3722 – EA42779 – Applicant: Derek Catalino – Engineer/Representative: AA & Associates– Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan- Community Development: Commercial Retail- Location: North of Arcadia Street, South of Temescal Canyon Road, and east of Jolora Avenue- 0.26 acres- Zoning: General Commercial (C-1/CP)- **REQUEST:** A conditional use permit application for an automotive dealership and a 1,686 square foot auto sales office and a 1,034 square foot storage area.-APN-277-110-040- Concurrent Cases: CFG06163.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 21, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange**, Contract Planner, at Plange@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PL

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-101

August 24, 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, CUP03722

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 CUP03722 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

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

Cordially,

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



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: AUTOMOTIVE SALES

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: ~~COP03722~~ 9.1.D.18

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: COP03722 DATE SUBMITTED: 3/11/15

APPLICATION INFORMATION

Applicant's Name: Derek Catalano E-Mail: derekc646@sbcglobal.net

Mailing Address: 19700 Temescal Canyon Road.
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 415-0064 Fax No: () _____

Engineer/Representative's Name: A. A. & Associates, Inc E-Mail: aguirre2222@sbcglobal.net

Mailing Address: 2222 Kansas Avenue, Suite K
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 684-4222 Fax No: () _____

Property Owner's Name: Derek Catalano E-Mail: derekc646@sbcglobal.net

Mailing Address: 19700 Temescal Canyon Road
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 415-0064 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.

| | |
|--|--|
| <u>Derek Catalano</u> PRINTED NAME OF APPLICANT | <u>[Signature]</u> SIGNATURE OF APPLICANT |
| <u>Dana Catalano</u> PRINTED NAME OF APPLICANT | <u>[Signature]</u> 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.

| | |
|--|--|
| <u>1 Derek Catalano</u> PRINTED NAME OF PROPERTY OWNER(S) | <u>1 [Signature]</u> SIGNATURE OF PROPERTY OWNER(S) |
| <u>1 Dana Catalano</u> PRINTED NAME OF PROPERTY OWNER(S) | <u>1 [Signature]</u> 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): 277-110-040

Section: 8 Township: 4S Range: 6W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: .26 Ac

General location (nearby or cross streets): North of Arcadia Street, South of Temescal Canyon Rd., East of Jolora Avenue, West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

USE EXISTING BUILDING FOR SALES OFFICE
AND EXISTING PARKING FOR DISPLAY AREA

Related cases filed in conjunction with this application:

NONE

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 EXISTING

Is sewer service available at the site? Yes No EXISTING SEPTIC SYSTEM

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: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

Import 0 Export 0 Neither

What is the anticipated source/destination of the import/export?
NA

What is the anticipated route of travel for transport of the soil material?
NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) NA sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River 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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Derek Frank Catalano and Dana Allison Catalano (“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 277-110-040 (“PROPERTY”); and,

WHEREAS, on March 11, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3722 (“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:
Derek and Dana Catalano
4079 Shady Ridge Circle
Corona, CA 92881

With a copy to:
Al Aguirre
2222 Kansas Avenue, Ste. K
Riverside, CA 92507

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.

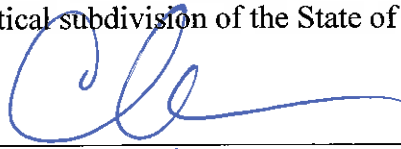
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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.

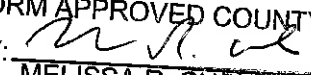
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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

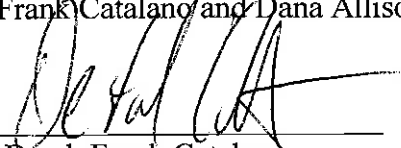
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss **CHARISSA LEACH**
Riverside County Planning Director

Dated: 5/17/17

FORM APPROVED COUNTY COUNSEL
BY:  2/10/16
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Derek Frank Catalano and Dana Allison Catalano

By: 
Derek Frank Catalano

Dated: 01/13/2016

By: 
Dana Allison Catalano

Dated: 01/13/2016

California All-Purpose Certificate of Acknowledgment

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

State of California

County of RIVERSIDE

s.s.

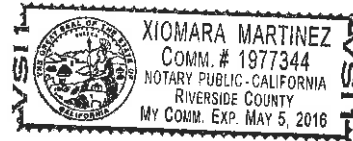
On JANUARY 13, 2016 before me, XIOMARA MARTINEZ, NOTARY PUBLIC.
Name of Notary Public, Title

personally appeared DEREK FRANK CATALANO AND
Name of Signer (1)

DANA ALLISON CATALANO
Name of Signer (2)

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.

Xiomara Martinez
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

| Additional Information |
|---|
| Method of Signer Identification |
| Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es) |
| Notarial event is detailed in notary journal on: Page # _____ Entry # _____ |
| Notary contact: _____ |
| Other |
| <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____ |

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 3722 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Derek Catalino – Engineer/Representative: AA & Associates – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: Northerly along Temescal Canyon Road, southerly of Arcadia Street, westerly of El Cerrito Road, and easterly of Jolora Avenue – 0.26 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** A Conditional Use Permit application for an automotive dealership within an existing 1,686 sq. ft. auto sales office and 1,620 sq. ft. of outdoor auto display area.

TIME OF HEARING: 9:00 am or as soon as possible thereafter
DATE OF HEARING: **JUNE 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact John Hildebrand, Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/20/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03722 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

ASMT: 277110001, APN: 277110001
LAWRENCE HAYDEN
7891 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277110010, APN: 277110010
DEMIRAL SOLIMAN
2900 GARRETSON AVE
CORONA CA 92881

ASMT: 277110002, APN: 277110002
CONCHITA VICKERS
8061 SANTA ANITA ST
CORONA CA 92881

ASMT: 277110011, APN: 277110011
DEMIRAL SOLIMAN
28678 LA AZTECA
LAGUNA NIGUEL CA 92677

ASMT: 277110004, APN: 277110004
ROGELIO WENCES
6724 MORRILL AVE
WHITTIER CA 90606

ASMT: 277110012, APN: 277110012
JUANITA ROMERO, ETAL
C/O JUANITA M ROMERO
19654 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110005, APN: 277110005
GUADALUPE SALGADO, ETAL
19587 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110020, APN: 277110020
MARK SAUER
19720 TEMESCAL CYN
CORONA CA 92881

ASMT: 277110006, APN: 277110006
LINDA ROSALES, ETAL
C/O LINDA M ROSALES
19837 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110022, APN: 277110022
MARK SAUER
19720 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110007, APN: 277110007
TRICIA GUNN
7457 FENNEL RD
RANCHO CUCAMONGA CA 91739

ASMT: 277110024, APN: 277110024
PHYLLIS JENSEN, ETAL
7486 SMERBER RD
CORONA CA 92879

ASMT: 277110009, APN: 277110009
RICHARD TAMPLIN
19006 CONSUL AVE
CORONA CA 92881

ASMT: 277110025, APN: 277110025
GUILLERMINA ZAPATA, ETAL
19741 ARCADIA ST
CORONA, CA. 92881



ASMT: 277110034, APN: 277110034
WARREN FOWLER, ETAL
19660 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110055, APN: 277110055
MARILYN MATHENY
19731 JOLORA AVE
CORONA CA 92881

ASMT: 277110036, APN: 277110036
LEE CRUZ, ETAL
19650 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110059, APN: 277110059
CAROLEE WHITACRE, ETAL
981 KIRKWOOD LN
LA HABRA CA 90631

ASMT: 277110039, APN: 277110039
SHAWN BRAWNER
43189 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 277110062, APN: 277110062
ROBERT FREEMAN
108 MORNING SIDE DR
MANHATTAN BEACH CA 90226

ASMT: 277110040, APN: 277110040
DANA CATALANO, ETAL
4079 SHADY RIDGE CIR
CORONA CA . 92881

ASMT: 277110064, APN: 277110064
DANIEL SALAZAR
19600 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110044, APN: 277110044
MARGUERITE HUME
210 WARMBLOOD WAY
NORCO CA 92860

ASMT: 277110065, APN: 277110065
DANIEL LUPERCIO, ETAL
19596 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110051, APN: 277110051
VICKY WOODLAND, ETAL
19760 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110066, APN: 277110066
JACQUELINE FLORES, ETAL
19730 KATY WAY
CORONA CA 92881

ASMT: 277110053, APN: 277110053
KARI FOBAR, ETAL
19576 ARCADIA ST
CORONA, CA. 92881

ASMT: 277122002, APN: 277122002
SINTHIA MONTES, ETAL
7855 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277122003, APN: 277122003
CRISTINA ROJAS, ETAL
7847 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277151003, APN: 277151003
MARY SHAPIRO, ETAL
570 CHARRO WAY
NIPOMO CA 93444

ASMT: 277122008, APN: 277122008
RICHARD LOPEZ, ETAL
19594 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277151004, APN: 277151004
MARIA RANDALL, ETAL
2248 BURNING TREE DR
CORONA CA 92882

ASMT: 277122009, APN: 277122009
ALLAN WOHL, ETAL
6 WOLFE CANYON RD
KENTFIELD CA 94904

ASMT: 277151008, APN: 277151008
LISA WHARTON
P O BOX 78000
CORONA CA 92877

ASMT: 277122010, APN: 277122010
MARIA OLOFSSON, ETAL
19612 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277151009, APN: 277151009
ROSIE MARTINEZ
1080 1ST ST
NORCO CA 92860

ASMT: 277122011, APN: 277122011
MARIA OLOFSSON, ETAL
PO BOX H
BOUSE AZ 85325

ASMT: 277151010, APN: 277151010
JOSEPH HERNANDEZ
16143 GREENS CT
CHINO HILLS CA 90255

ASMT: 277122013, APN: 277122013
TAM TRUONG
620 AVENIDA DEL SOL
CORONA CA 92882

ASMT: 277151011, APN: 277151011
GINA STUART, ETAL
P O BOX 2556
CORONA CA 92878

ASMT: 277151002, APN: 277151002
BETTY FLYNN, ETAL
19540 CARMELITA AVE
CORONA CA 92881

ASMT: 277151012, APN: 277151012
D REAL ESTATE HOLDINGS, ETAL
1164 KINDRICK CT
CORONA CA 92883

ASMT: 277151013, APN: 277151013
BARBARA MOORE, ETAL
7840 MARILYN DR
CORONA, CA. 92881

ASMT: 277152003, APN: 277152003
TANYA ANDERSON, ETAL
7831 MARILYN DR
CORONA, CA. 92881

ASMT: 277151014, APN: 277151014
TERESA MINER, ETAL
7834 MARILYN DR
CORONA, CA. 92881

ASMT: 277152004, APN: 277152004
MICHELE MESAROS, ETAL
7861 MARILYN DR
CORONA CA 92881

ASMT: 277151015, APN: 277151015
KISHWAR HUSAIN, ETAL
2618 MOCKINGBIRD LN
CORONA CA 92881

ASMT: 277152005, APN: 277152005
DENISE WALDREP, ETAL
7873 MARILYN DR
CORONA, CA. 92881

ASMT: 277151016, APN: 277151016
STEVEN STRUTHERS
7300 MARILYN DR
CORONA, CA. 92881

ASMT: 277152006, APN: 277152006
FELIPE GARCIA, ETAL
7885 MARILYN DR
CORONA, CA. 92881

ASMT: 277151020, APN: 277151020
SYNTHIA ELLIS, ETAL
7828 MARILYN DR
CORONA, CA. 92881

ASMT: 277152007, APN: 277152007
ELMER SCHWENK
P O BOX 1613
CORONA CA 92878

ASMT: 277152001, APN: 277152001
MARTA BOURNE, ETAL
7793 MARILYN DR
CORONA, CA. 92881

ASMT: 277152008, APN: 277152008
TERRI ROBERTS, ETAL
7933 MARILYN DR
CORONA, CA. 92881

ASMT: 277152002, APN: 277152002
KRISTINE WAGONER, ETAL
7801 MARILYN DR
CORONA, CA. 92881

ASMT: 277162002, APN: 277162002
DAVID SEMPLE, ETAL
41650 VISTA MONTANA
HEMET CA 92544

ASMT: 277162003, APN: 277162003
JULIE PERKINS, ETAL
19819 GRANT ST
CORONA, CA. 92881

ASMT: 279031010, APN: 279031010
JUAN MARTINEZ
19613 FRANCISCA AVE
CORONA, CA. 92881

ASMT: 277162004, APN: 277162004
MIGUEL BAUTISTA
19801 GRANT ST
CORONA, CA. 92881

ASMT: 279041001, APN: 279041001
MARY FLORES, ETAL
8045 SANTA RITA ST
CORONA, CA. 92881

ASMT: 277163001, APN: 277163001
NICOLE HUTMACHER, ETAL
C/O NICOLE M HUTMACHER
19800 GRANT ST
CORONA, CA. 92881

ASMT: 279041002, APN: 279041002
MARY FLORES, ETAL
8045 SANTA RITA
CORONA CA 92881

ASMT: 277163002, APN: 277163002
HECTOR RAMIREZ, ETAL
19790 GRANT ST
CORONA, CA. 92881

ASMT: 279041006, APN: 279041006
ALBERTINA MCMASTER, ETAL
16550 TIGER LILLY WAY
RIVERSIDE CA 92503

ASMT: 279031005, APN: 279031005
MANDY WADSWORTH, ETAL
2279 EAGLE GLEN PKWY 112
CORONA CA 92883

ASMT: 279041007, APN: 279041007
ALAN DELA
8035 SANTA RITA ST
CORONA, CA. 92881

ASMT: 279031006, APN: 279031006
EULALIA VALENZUELA
19601 FRANCISCA AVE
CORONA, CA. 92881

ASMT: 279041008, APN: 279041008
ALAN DELA
8035 SANTA RITA
CORONA CA 92881

ASMT: 279031009, APN: 279031009
MARIA DELATORRE, ETAL
8008 SANTA RITA ST
CORONA, CA. 92881

ASMT: 279041011, APN: 279041011
MONICA GUTIERREZ, ETAL
19711 FRANCISCA AVE
CORONA, CA. 92881



ASMT: 279042001, APN: 279042001
CARLOS RODRIGUEZ
4255 FLOYD DR
CORONA CA 92883

ASMT: 279042002, APN: 279042002
DAVE RUTKOSKI
8004 SANTA RITA ST
CORONA, CA. 92881

ASMT: 279042003, APN: 279042003
GARY WOLFF
8010 SANTA RITA ST
CORONA, CA. 92881

ASMT: 279042004, APN: 279042004
DONNA CHAPPELLE, ETAL
8030 SANTA RITA ST
CORONA, CA. 92881

ASMT: 279042005, APN: 279042005
WILLIAM ALVES
7550 CANDLE LIGHT DR
RIVERSIDE CA 92509

ASMT: 279042006, APN: 279042006
DEBORAH DEBIASE, ETAL
8040 SANTA RITA ST
CORONA, CA. 92881

Derek Catalano
4079 Shady Ridge Circle
Corona, CA 92881

City of Corona
400 S. Vicentia Ave
Corona, CA 92882



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.: CUP3722

Project Location: The project site is located north of Temescal Canyon Road, south of Arcadia Street, east of Jolora Avenue and west of El Cerrito Road, more specifically located 19700 Temescal Canyon Road, Riverside, CA 92881

Project Description: The Conditional Use Permit is to allow for the operation of an automobile sales facility within an existing 1,686 square-foot office building with 1,620 square feet of outdoor automobile display area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Derek Catalano, 4079 Shady Ridge Circle, Corona, CA 92881.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project was found to be exempt from CEQA under Section 15303 Class 1 – Existing Facilities. The project must consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project will operate within an existing 1,686 square-foot commercial office building. No additions are proposed as part of this Conditional Use Permit application.

Dave Alvarez 951-955-5719
County Contact Person Phone Number

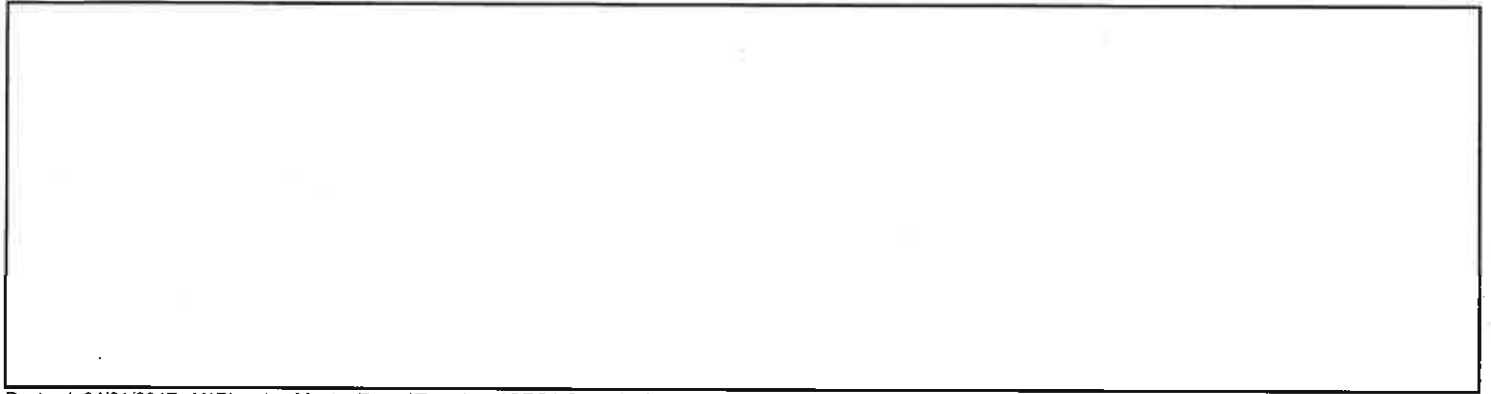
Signature Title Date
Contract Planner April 21, 2017

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG No. 06163 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

NOTICE OF EXEMPTION

Page 2



Revised: 04/21/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1502567

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: CATALANO DEREK \$50.00
paid by: CK 8043
paid towards: CFG06163 CALIF FISH & GAME: DOC FEE
EA42779
at parcel #: 19700 TEMESCAL CANYON RD COR
appl type: CFG3

By _____ Mar 11, 2015 12:11
MGARDNER posting date Mar 11, 2015

| 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

Agenda Item No.:
 Area Plan: Southwest
 Zoning Area: Rancho California
 Supervisorial District: Third
 Project Planner: Deborah Bradford
 Planning Commission: June 21, 2017

CHANGE OF ZONE NO. 7933
No Further Environmental Documentation
Required
Applicant: Angela D. Little Sand Creek
Development, L.P.
Engineer/Representative: Frank Artiga, ACS
Consulting Inc.

Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural, two acre minimum (R-A-2), Residential Agricultural, one acre minimum (R-A-1), and Residential Agricultural, ½ acre minimum (R-A-1/2) Zones to Wine Country-Residential (WC-R). This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area-Residential District. The project area consists of one parcel comprised of approximately 40 acres. APN 951-220-002.

BACKGROUND:

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

The site is comprised of vacant land and no development is proposed with this zone change. There are no issues of concern for this item. The site is within the Wine Country's Residential District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR), Temecula Valley Wine Country Policy Area – Residential District (5-acre min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR), Temecula Valley Wine Country Policy Area – Residential District (5-acre min.) |
| 3. Existing Zoning (Ex. #3): | Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-min (R-A-½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2). |

- | | |
|-----------------------------------|---|
| 4. Proposed Zoning (Ex. #3): | Wine Country - Residential (WC-R) Zone |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural, 5 acre minimum (R-A-5) to the northwest, Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) to the east and Rural Residential (R-R) to the south. |
| 6. Existing Land Use (Ex. #1): | Vacant land. |
| 7. Surrounding Land Use (Ex. #1): | Vacant land, scattered single-family residences and light agricultural uses to the north, south, east and west. |
| 8. Project Data: | Total Acreage: 40 gross acres |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

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

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

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7933, amending the zoning classification for the subject property from R-5, R-A- ½ , R-A-1, and R-A-2 Zone to WC-R Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

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

1. The project site is designated Rural Community: Estate Density Residential (RC- EDR) within the Temecula Valley Wine Country Policy Area - Residential District (5-acre min.) of the Southwest Area Plan.
2. The project site is comprised of vacant land. Future development will be consistent with the Temecula Valley Wine Country Policy Area - Residential District.
3. Land use designations surrounding the project site are, Rural Community: Estate Density Residential (RC: EDR) and Temecula Valley Wine Country Policy Area – Residential District (5-acre min) to the north, south, east, and west.
4. The existing zoning for the project site is Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural ½-minimum (R-A- ½), Residential Agricultural 1-acre minimum. (R-A-1), and Residential Agricultural 2-acre minimum. (R-A-2).

CHANGE OF ZONE NO. 7933

Planning Commission Staff Report: June 21, 2017

Page 3 of 4

5. The proposed zoning for the subject site is Wine Country - Residential (WC-R) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the northwest, Residential Agricultural 5-acre minimum (R-A-5) to the north and west, Residential Agricultural 2 ½ -acre minimum (R-A-2 ½) to the east and Rural Residential (R-R) to the south.
8. The Project site is surrounded by vacant land, scattered residential development, and agricultural uses.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within a City Sphere of Influence.
11. Change of Zone No. 7933 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Residential Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA, an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.
12. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7933 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7933 is changing the property's zoning classification to Wine Country – Residential Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Residential Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and
 - e. Change of Zone No. 7933 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country – Residential Zone analyzed in EIR No. 524.

CONCLUSIONS:

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

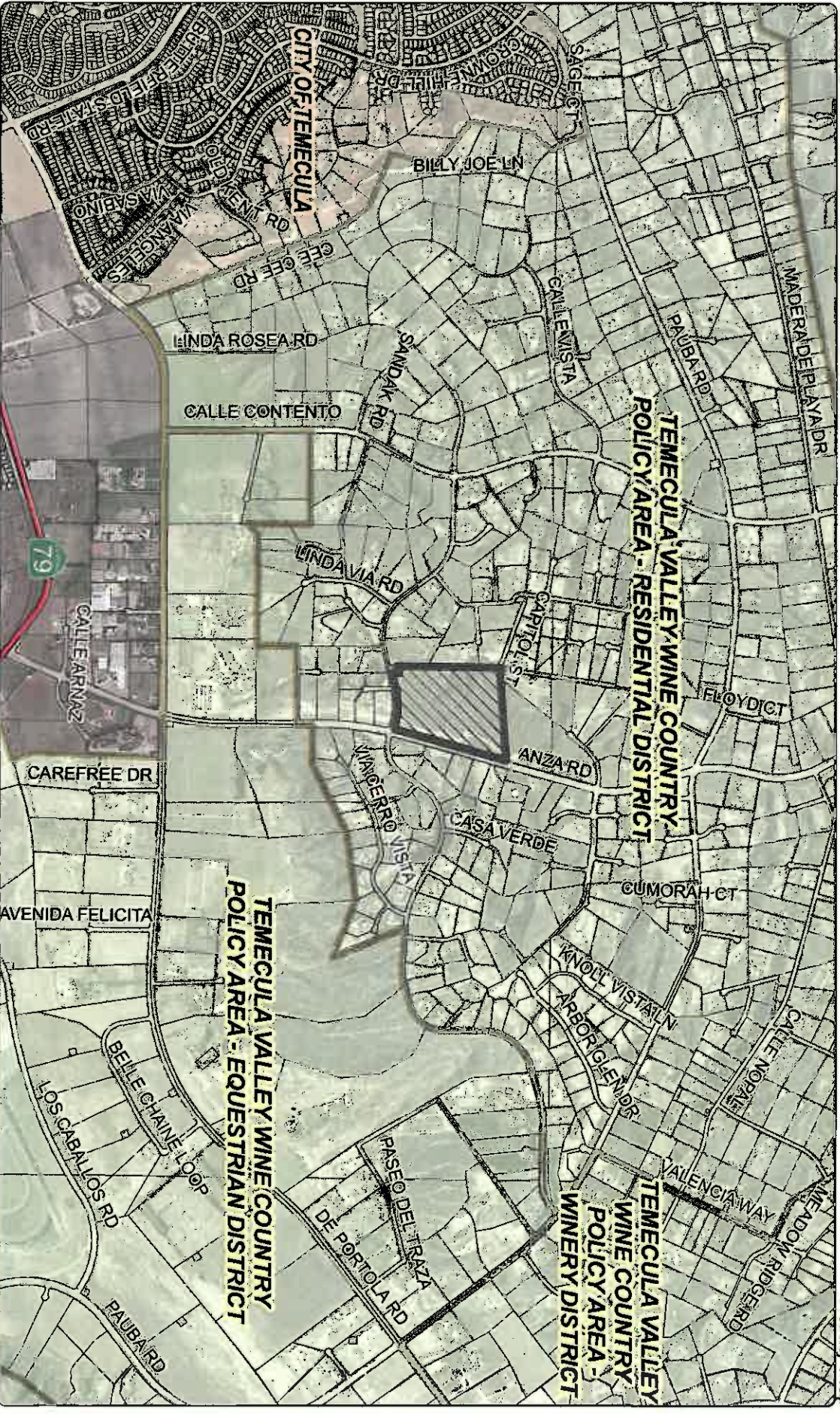
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Special Flood Hazard Area or dam inundation area;
 - c. A MSHCP Cell Group;
 - d. An Airport Influence Area; or,
 - e. A Fault Zone;
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. A high/very high fire hazard area;
 - d. An area that is susceptible to subsidence;
 - e. Within a moderate liquefaction potential area; and,
 - f. Zone A, 14.89 miles from Mt. Palomar Observatory;
4. The subject site is currently designated as Assessor's Parcel Number: 951-220-002.

Supervisor: Washington
District 3

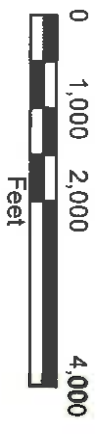
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07933
VICINITY/POLICY AREAS

Date Drawn: 105/09/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan is a long-range policy statement that guides the County's future development. The General Plan is subject to periodic updates and may be amended. The County of Riverside Planning Department is not responsible for the accuracy of the information contained in this map. The County of Riverside Planning Department is not responsible for the accuracy of the information contained in this map. The County of Riverside Planning Department is not responsible for the accuracy of the information contained in this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07933

LAND USE

Supervisor: Washington
District 3

Date Drawn: 05/09/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://planning.crlma.org>

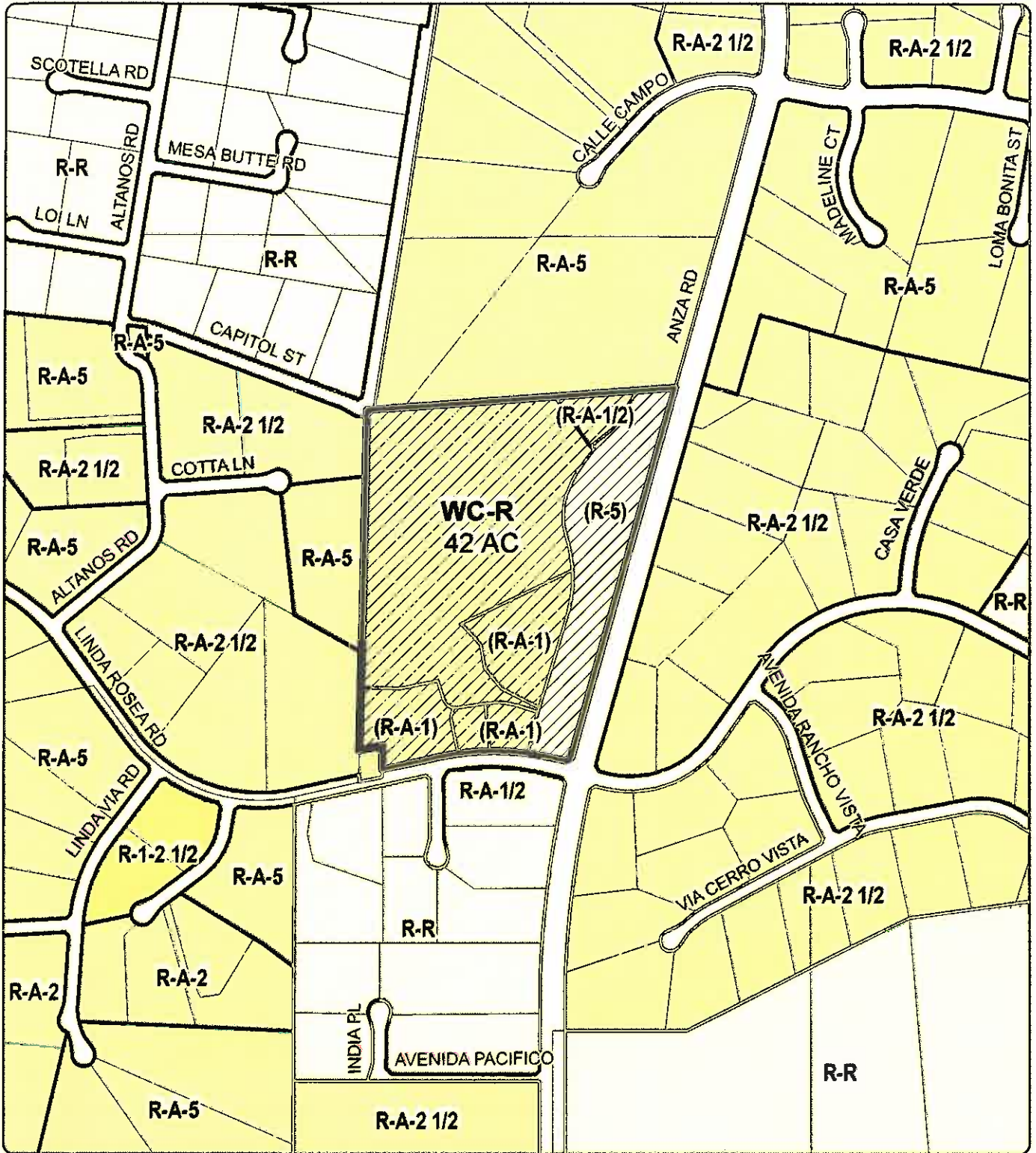
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07933

PROPOSED ZONING

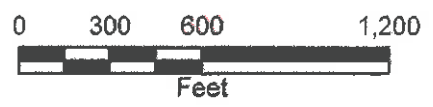
Supervisor: Washington
District 3

Date Drawn: 05/09/2017
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://Development.pln.riverside.ca.gov>

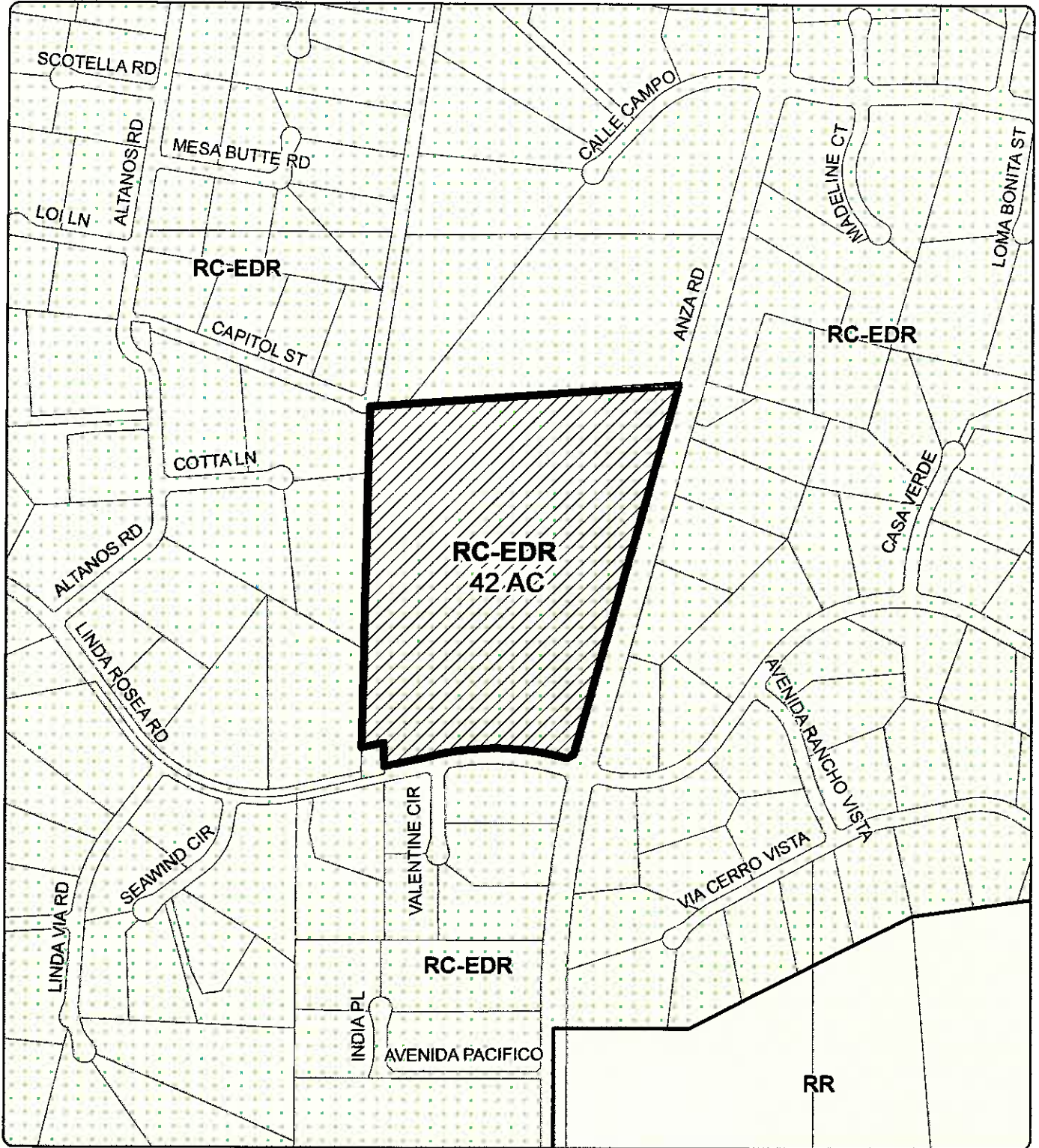
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07933

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 05/09/2017
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.riverside.ca.gov>



RIVERSIDE COUNTY C2 07933
PLANNING DEPARTMENT

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SAND CREEK DEVELOPMENT, L.P., a California Limited Partnership

Contact Person: Angela D. Little E-Mail: awlittle@msn.com

Mailing Address: P. O. Box 181

| | | |
|-------------------|----------------------------|--------------|
| <u>Winchester</u> | <u>Street</u> <u>CA</u> | <u>92596</u> |
| <i>City</i> | <i>State</i> | <i>ZIP</i> |

Daytime Phone No: (951) 775-1323 Fax No: () none

Engineer/Representative Name: ACS Consulting, Inc.

Contact Person: Frank Artiga E-Mail: frank@acsconsultinginc.com

Mailing Address: PO BOX 2252

| | | |
|-----------------|----------------------------|--------------|
| <u>Temecula</u> | <u>Street</u> <u>CA</u> | <u>92593</u> |
| <i>City</i> | <i>State</i> | <i>ZIP</i> |

Daytime Phone No: (951) 757-5178 Fax No: (951) 225-9637

Property Owner Name: SAND CREEK DEVELOPMENT, L.P., a California Limited Partnership

Contact Person: Angela Little E-Mail: awlittle@msn.com

Mailing Address: P. O. Box 181
Street

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Winchester

City

CA

State

92596

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Angela D. Little, General Partner

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): TR 33356 APN:951-220-002

Approximate Gross Acreage: 42

General location (nearby or cross streets): North of Linda Rosea, South of _____

APPLICATION FOR CHANGE OF ZONE

Pauba _____, East of Altanos _____, West of Anza _____

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

This application is for a consistency zone change, required by County Council, in order to process an extension of time application re. the expiration date of the Tentative Tract Map 33356

Related cases filed in conjunction with this request:

We are also currently processing a final map application.

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

Applicant will be bringing the Indemnification Agreement to the Planning Commission meeting on June 21, 2017.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

CHANGE OF ZONE NO. 7933 – No New Environmental Documents Required – Applicant: Little Sand Creek Development, L.P., c/o Angela Little – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of Linda Rosea Road, southerly of Pauba Road, westerly of Anza Road and easterly of Altanos Road – 40 acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural ½ acre min. (R-A-½) – Residential Agricultural 1-acre min. (R-A-1) – Residential Agricultural 2-acre min. (R-A-2) – **REQUEST:** Change of Zone No. 7933 proposes to change the site's zoning from Open Area Combining Zone, Residential Developments (R-5), Residential Agricultural ½ acre min. (R-A- ½), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min. (R-A-2) to Wine Country – Residential (WC-R) Zone.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: **JUNE 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/5/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers C207933 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

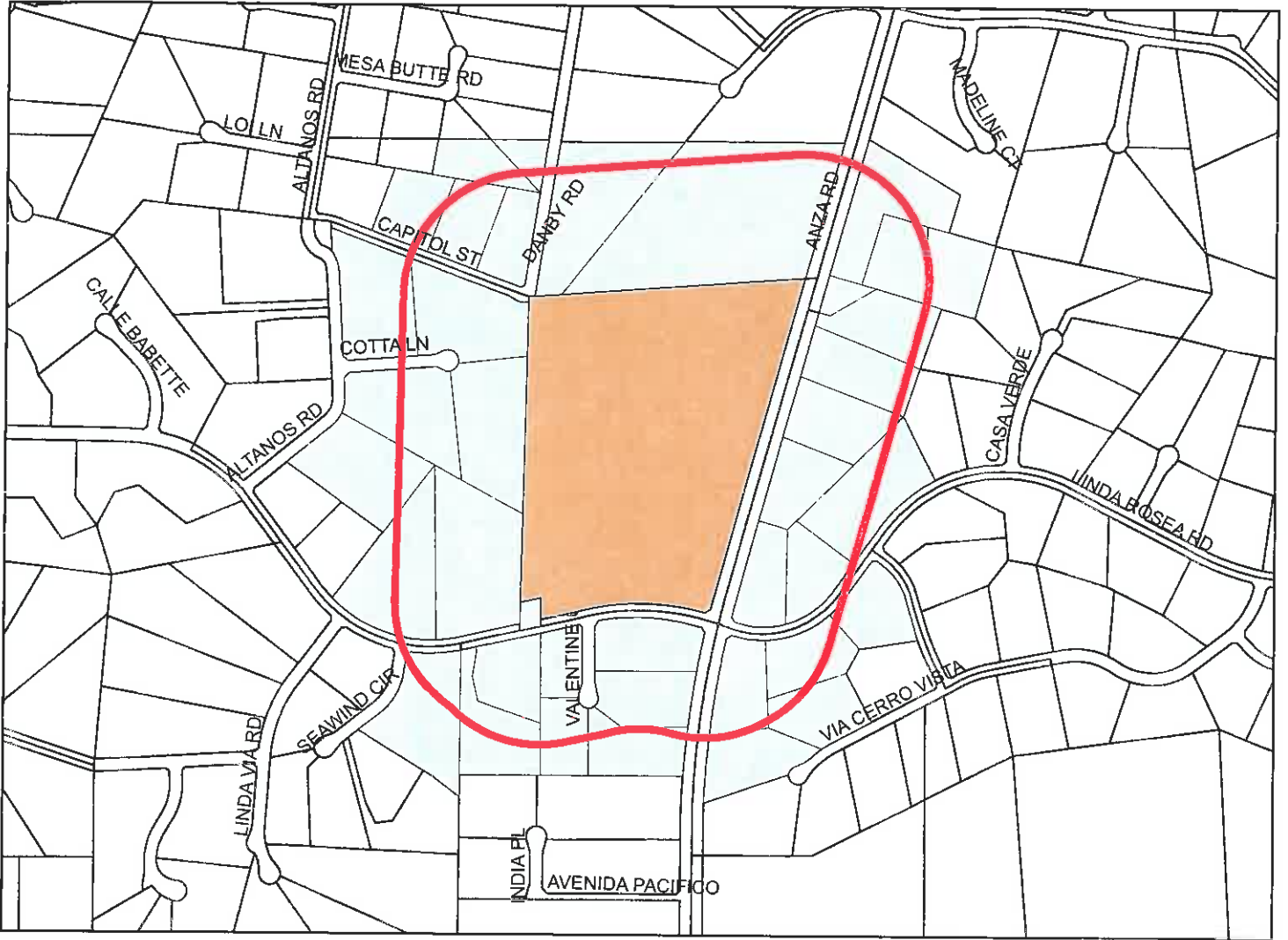
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Bradford 5/5/17

CZ07933 (600 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 927-390-036 | 951-210-013 | 951-170-019 | 951-170-026 | 927-120-007 | 927-120-001 | 927-390-041 | 951-170-020 | 927-390-042 | 951-230-006 |
| 951-210-009 | 951-210-012 | 951-230-003 | 951-230-002 | 927-390-037 | 951-210-007 | 951-170-021 | 951-230-007 | 951-170-029 | 951-210-005 |
| 927-390-038 | 927-120-006 | 951-170-025 | 951-210-011 | 927-410-036 | 927-120-016 | 927-410-005 | 927-410-006 | 927-410-042 | 951-210-008 |
| 927-390-039 | 951-230-014 | 927-120-002 | 951-240-001 | 951-220-002 | 951-230-005 | 951-230-016 | 951-170-038 | 951-210-010 | 927-390-040 |



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: 927120001, APN: 927120001
CARL LEWIS
35025 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390038, APN: 927390038
LOIS GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

ASMT: 927120002, APN: 927120002
DOROTHY HIGGINBOTHAM, ETAL
35085 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390039, APN: 927390039
JACQUELINE JOHNSON, ETAL
42410 ANZA RD
TEMECULA, CA. 92592

ASMT: 927120006, APN: 927120006
JENNIFER GARGULINSKI, ETAL
517 23RD ST
SACRAMENTO CA 95816

ASMT: 927390040, APN: 927390040
PEGGY BURCH, ETAL
P O BOX 891266
TEMECULA CA 92589

ASMT: 927120007, APN: 927120007
BARBARA MEADOWCROFT, ETAL
35050 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927390041, APN: 927390041
CHRISTINA CRAIG, ETAL
215 OSAGE LN
LOUDON TN 37774

ASMT: 927120016, APN: 927120016
PATRICIA EISELIN
6020 W MURIEL DR
GLENDALE AZ 85308

ASMT: 927390042, APN: 927390042
CATHERINE GIBSON, ETAL
35230 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927390036, APN: 927390036
LINDA LEMANSKI, ETAL
42280 ANZA RD
TEMECULA, CA. 92592

ASMT: 927410036, APN: 927410036
FERESHTEH SAADAT, ETAL
81 ACACIA TREE LN
IRVINE CA 92612

ASMT: 927390037, APN: 927390037
JEANNE ROSATI
42310 ANZA RD
TEMECULA, CA. 92592

ASMT: 951170019, APN: 951170019
ALICIA TREVITHICK, ETAL
34590 CAPITOL ST
TEMECULA, CA. 92592

ASMT: 951170020, APN: 951170020
SALLY VANWICK, ETAL
P O BOX 13
TEMECULA CA 92593

ASMT: 951210007, APN: 951210007
GLORIA HOOKS, ETAL
34570 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 951170021, APN: 951170021
REBECCA DOSPITAL, ETAL
34670 CAPITOL ST
TEMECULA, CA. 92592

ASMT: 951210008, APN: 951210008
RANCHO CALIF WATER DIST
P O BOX 9017 TEMECULA
CA 92589

ASMT: 951170025, APN: 951170025
ELAINE FEINBERG, ETAL
42200 DANBY RD
TEMECULA, CA. 92592

ASMT: 951210010, APN: 951210010
CLARE WILSON, ETAL
PO BOX 893159
TEMECULA CA 92589

ASMT: 951170026, APN: 951170026
B ROTELLINI, ETAL
41605 ELM ST NO 200
MURRIETA CA 92562

ASMT: 951210011, APN: 951210011
RHONA RICHARDSON, ETAL
34675 COTTA LN
TEMECULA, CA. 92592

ASMT: 951170029, APN: 951170029
LORI KLUZAK, ETAL
34611 MESA BUTTE
TEMECULA CA 92592

ASMT: 951210012, APN: 951210012
NEJOOD COTTA, ETAL
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

ASMT: 951170038, APN: 951170038
SUSAN MASON, ETAL
34609 MESA BUTTE RD
TEMECULA CA 92592

ASMT: 951210013, APN: 951210013
BARBARA COOKE
34658 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951210005, APN: 951210005
MICHAEL SANDS, ETAL
42450 CALLE ALTA
TEMECULA, CA. 92592

ASMT: 951220002, APN: 951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596



ASMT: 951230002, APN: 951230002
CAROL COCCA, ETAL
34745 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951240001, APN: 951240001
ROGER HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592

ASMT: 951230003, APN: 951230003
OLGA BURCHILL, ETAL
42995 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230005, APN: 951230005
MARIE BARLOW, ETAL
34765 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 951230006, APN: 951230006
JULIE CONDE, ETAL
42950 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230007, APN: 951230007
KAREN MOORE
42976 VALENTINE CIR
TEMECULA, CA. 92592

ASMT: 951230014, APN: 951230014
DEBRA CRAIN, ETAL
P O BOX 893324
TEMECULA CA 92589

ASMT: 951230016, APN: 951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA, CA. 92592



Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development, L.P.
Attention: Angela D. Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting, Inc.
Attention: Frank Artiga
P.O. Box 2252
Temecula, CA 92593



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.

Change of Zone No. 7933

Project Title/Case Numbers

Deborah Bradford

County Contact Person

951.955.6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sand Creek Development, L.P. c/o Angela D. Little

Project Applicant

P.O. Box 181 Winchester, CA 92596

Address

North of Linda Rosea Road, South of Pauba Road, West of Anza Road and East of Altanos Road

Project Location

Change of Zone 7933 proposes to change the existing zoning of Open Area Combining Zone-Residential Developments (R-5), Residential Agricultural 1/2 acre min. (R-A- 1/2), Residential Agricultural 1-acre min. (R-A-1), and Residential Agricultural 2-acre min (R-A-2) to Wine County-Residential (WC-R) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated herein by reference. CZ7933 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7933 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524 no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7933 is changing the property's zoning classification to WC-R Zone to be consistent with the approved Temecula Valley Wine County Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-R Zone was included in Ordinance 348.4729, which was analyzed in EIR No 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7933 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-R Zone analyzed in EIR No. 524.

Project Description

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

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

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

Deborah Bradford, Contract Planner

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#:


ZCFG .6395

FOR COUNTY CLERK'S USE ONLY

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Agenda Item No.: 4 . 6
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: John Earle Hildebrand III
Planning Commission: June 21, 2017

Ordinance No. 348.4857
CEQA Exempt
Applicant: County of Riverside



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4857 is an amendment to Riverside County's Land Use Ordinance, which adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348. This amendment establishes regulations and development standards for the placement of Unattended Donation Bins in the unincorporated areas of the County of Riverside. Additionally, the amendment establishes the permitting and operational requirements for Unattended Donation Bins, as well as procedures for enforcement. Article XIXk does not apply to attended donation bins or donation bins located within an enclosed building. Ordinance No. 348.4857, in its entirety, is attached to this report, and the following highlights some of the definitions, development standards and operational requirements:

1. Donation Bin. Any unattended bin, box, container, or similar receptacle located on any legal lot used to collect textiles, shoes, books or other salvageable personal items for distribution or resale by the operator. This term does not include recycle bins for the collection of recyclable material. A Donation Bin shall not be considered a fixture or improvement to the lot.
2. No Donation Bin shall be placed, erected, used or maintained until a Permittee obtains a Donation Bin Permit from the County of Riverside.
3. Donation Bins are allowed in all zone classifications, except in the following zones where they are prohibited: M-SC, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, C/V, C-C/V, WC-W, WC-WE, WC-E, WC-R, W-2, R-D, N-A, W-2-M, W-1 and W-E.
4. The dimensions of a Donation Bin shall not exceed 82-inches high, 56-inches wide, and 49-inches deep.
5. No more than two (2) Donation Bins shall exist on the same legal lot.
6. Donation Bins shall not be located on any lot with a one family dwelling, multiple family dwelling, or mobilehome.
7. Donation Bins shall not be located within any public right of way area, emergency vehicle route, internal drive aisle or pedestrian pathway.
8. Donation Bins shall not be located on unimproved lots.

9. Donation Bins shall be kept free of structural damage, holes, visible rust, and graffiti.
10. Donation Bins shall be serviced and emptied at least every fourteen (14) calendar days.
11. Donated items shall consist of textiles, shoes, books and other salvageable personal items only.
12. Donated items shall not include items such as, but not limited to, hazardous materials, mattresses, vehicles, food items or appliances.
13. The area surrounding the Donation Bin shall be kept free of any debris, junk, donated items, or other material, including but not limited to donated items that do not fit entirely within the Donation Bin.

BACKGROUND:

Unattended Donation Bins provide a service to the community by facilitating the donation of items for redistribution or resale. Unattended Donation Bins are, however, targets for graffiti, trash, and illegal dumping, which negatively impacts communities within Riverside County. Unattended Donation Bins placed on the same legal lot as homes, apartments and mobilehomes have the potential to increase vehicle and pedestrian traffic, which may impact the residential character. Additionally, if not properly placed or maintained, Unattended Donation Bins can pose a risk to public health and safety. This Ordinance establishes permitting procedures and development standards to help ensure that Unattended Donation Bins are allowed to operate while protecting public health, safety, and neighborhood character.

This ordinance amendment includes a provision for a permit application fee as well as a yearly renewal application fee that will be solely used to offset the County's cost to issue and administer permits for Unattended Donation Bins. The fee for an initial application will be \$250 and the fee for a renewal application will be \$100, to be established in Ordinance No. 671. These amounts have been calculated based on County Staff labor time for application intake, processing, and site inspection, and include a 7.5% surcharge for use of the land management system, geotechnical services, and administrative overhead.

RECOMMENDATIONS:

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

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061 (b)(3) (Common Sense Exemption) and 15303 (New Construction or Conversion of Small Structures) based upon the findings set forth herein and the conclusion that the project will not have a significant effect on the environment; and

ADOPT Ordinance No. 348.4857 based upon the findings and conclusions incorporated in the staff report.

FINDINGS:

1. This proposed amendment applies to all unincorporated areas of Riverside County.
2. This proposed amendment adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348.
3. Welfare and Institutions Code Section 153 allows the County of Riverside to impose requirements upon the solicitation of salvageable personal property.
4. Unattended Donation Bins provide a service to the community by facilitating the donation of items for redistribution or resale. Unattended Donation Bins are, however, targets for graffiti, trash, and illegal dumping, which negatively impacts communities within Riverside County. Unattended Donation Bins placed on the same legal lot as homes, apartments and mobilehomes have the potential to increase vehicle and pedestrian traffic, which may impact the residential character. Additionally, if not properly placed or maintained, Unattended Donation Bins can pose a risk to public health and safety. This Ordinance establishes permitting procedures and development standards to help ensure that Unattended Donation Bins are allowed to operate while protecting public health, safety, and neighborhood character.
5. Ordinance No. 348.4857 is designed to enhance the aesthetic appearance of the community and preserve property values, as well as protect the public's health, safety and general welfare through the application of development standards and permitting procedures for the placement of Unattended Donation Bins.
6. Ordinance No. 348.4857 was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to have no impacts.
7. Ordinance No. 348.4857 has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15303 provides a categorical exemption for the construction and location of limited numbers of new small structures, as well as the installation of small new equipment and facilities in small structures. Examples include, but are not limited to, stores, motels, offices, restaurants or similar structures not exceeding 2500 square feet in floor area, and accessory (appurtenant) structures such as garages and carports. Ordinance No. 348.4857 limits the number of Unattended Donation Bins to two (2) per legal lot. The Ordinance also limits the size of Unattended Donation Bins to dimensions of less than 82-inches high, 56-inches wide, and 49-inches deep, which is significantly less than the 2500 square foot limit discussed in Section 15303. Further, the Ordinance prohibits the placement of Unattended Donation Bins on unimproved legal lots, which means they will be placed on already developed land including likely areas as existing parking lots for shopping centers. Placing Unattended Donation Bins on already developed land will not result in a physical change in the environment. Additionally, Unattended Donation Bins are ancillary to the primary building and use existing on the property. Also, Unattended Donation Bins are required to be regularly serviced to prevent the accumulation of trash, graffiti and hazardous materials.

Additionally, State CEQA Guidelines Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As provided above, Unattended Donation Bins cannot be placed on unimproved lots. They

will be placed on already developed land, and will be ancillary to the existing primary use on the land. Additionally, the ordinance requires Unattended Donation Bins to be regularly serviced to prevent the accumulation of trash, graffiti and hazardous materials. Therefore, with compliance to the development standards and operational requirements, it can be seen with certainty that there is no possibility that Ordinance No. 348.4857 would have a significant direct, indirect, or cumulative physical negative impact on the environment.

CONCLUSIONS:

1. This proposed ordinance amendment is in conformance with all elements of the Riverside County General Plan.
2. This proposed ordinance amendment is consistent with 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 permitting provisions, development standards and operational requirements established within the proposed ordinance amendment.
4. This proposed project will not have a significant negative effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

- 1 a. Donation Bin. Any unattended bin, box, container, or
2 similar receptacle located on any legal lot used to collect
3 textiles, shoes, books or other salvageable personal items
4 for distribution or resale by the operator. This term does
5 not include recycle bins for the collection of recyclable
6 material. A Donation Bin shall not be considered a fixture
7 or improvement to the lot.
- 8 b. Donation Bin Operator. A person or entity who owns,
9 manages or maintains a Donation Bin.
- 10 c. Donation Bin Permit. Written authority from the County to
11 a Permittee that authorizes the placement and operation of a
12 Donation Bin on a legal lot.
- 13 d. Permittee. A property owner who applies for and obtains a
14 Donation Bin Permit.

15 Section 19.902 LOCATION. Subject to the requirements provided in this
16 Article, Donation Bins are allowed in all zone classifications, except in the
17 following zones where they are prohibited: M-SC, M-M, M-H, M-R, M-
18 R-A, A-1, A-P, A-2, A-D, C/V, C-C/V, WC-W, WC-WE, WC-E, WC-R,
19 W-2, R-D, N-A, W-2-M, W-1 and W-E.

20 Section 19.903 PERMIT & FEES.

- 21 a. No Donation Bin shall be placed, erected, used or
22 maintained until a Permittee obtains a Donation Bin Permit
23 from the County of Riverside. A Donation Bin Permit shall
24 be valid for one year from the date of issuance.
- 25 b. An application for a Donation Bin Permit shall be
26 submitted to the Assistant TLMA Director – Community
27 Development or designee on the form provided by the
28

1 County Planning Department and accompanied by the
2 applicable filing fee set forth in Ordinance No. 671.

- 3 c. A Donation Bin Permit shall be renewed on an annual basis
4 based on the anniversary of the original Donation Bin
5 Permit issuance. An application for renewal shall be
6 submitted to the Assistant TLMA Director – Community
7 Development or designee on the form provided by the
8 County Planning Department and accompanied by the
9 applicable filing fee set forth in Ordinance No. 671. The
10 renewal application shall be submitted no later than thirty
11 (30) days prior to the expiration of the Donation Bin
12 Permit.

13 Section 19.904 DEVELOPMENT STANDARDS. No Donation Bin
14 Permit shall be approved unless the following development standards are
15 satisfied:

- 16 a. The dimensions of a Donation Bin shall not exceed 82
17 inches high, 56 inches wide and 49 inches deep.
- 18 b. No more than two (2) Donation Bins shall exist on the
19 same legal lot.
- 20 c. Donation Bins shall not be located on any lot with a one
21 family dwelling, multiple family dwelling or mobilehome.
- 22 d. Donation Bins shall not be located within any public right
23 of way area, emergency vehicle route, internal drive aisle
24 or pedestrian pathway.
- 25 e. Donation Bins shall be set back at least three (3) feet from
26 any public right of way, emergency vehicle route, internal
27 drive aisle, or pedestrian pathway.
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1 f. Donation Bins shall not be located on unimproved lots.

2 Section 19.905 OPERATIONAL REQUIREMENTS. In addition to the
3 development standards in Section 19.904, the Permittee shall ensure
4 Donation Bins comply with the following:

5 a. Donation Bins shall be kept free of structural damage,
6 holes, visible rust, and graffiti.

7 b. Donation Bins shall be kept locked or otherwise secured at
8 all times.

9 c. Donation Bins shall be serviced and emptied at least every
10 fourteen (14) calendar days.

11 d. Donated items must fit entirely within the closed Donation
12 Bin.

13 e. Donated items shall consist of textiles, shoes, books and
14 other salvageable personal items only.

15 f. Donated items shall not include items such as, but not
16 limited to, hazardous materials, mattresses, vehicles, food
17 items or appliances.

18 g. The area surrounding the Donation Bin shall be kept free of
19 any debris, junk, donated items, or other material, including
20 but not limited to donated items that do not fit entirely
21 within the Donation Bin.

22 h. In accordance with California Welfare and Institutions
23 Code Section 151, the front of every Donation Bin shall
24 conspicuously display all of the following:

25 1. The name, address, telephone number, and,
26 if available, the internet web address of the
27 Donation Bin Operator; and
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2. A statement, in at least two-inch typeface, that either reads, “this Donation Bin is owned and operated by a for-profit organization” or “this Donation Bin is owned and operated by a nonprofit organization.”

3. If the Donation Bin Operator is a nonprofit organization, the front of the Donation Bin shall also conspicuously display a statement describing the nonprofit cause that will benefit from the collections.

4. If the Donation Bin Operator is a for-profit entity, the front of the Donation Bin shall also conspicuously display a statement that reads “this donation is not tax deductible.” If the Donation Bin is owned and operated by a commercial fundraiser, the commercial fundraiser may post notice of donations to a nonprofit cause only on the sides of the Donation Bin. This notice shall always be smaller in size than the for-profit entity’s name and address and shall constitute only twenty-five percent (25%) of the notice space of the Donation Bin.

i. Donation Bins shall comply with all other applicable federal, state and local laws and regulations.

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Section 19.906 REVOCATION OF PERMIT. A Donation Bin Permit may be revoked in accordance with the findings and procedure provided in Section 18.31. of this ordinance.

Section 19.907 ENFORCEMENT AND VIOLATIONS. In accordance with Welfare and Institutions Code Section 152, a Donation Bin in violation of this Article may be declared a public nuisance.”

Section 2. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

1 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

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3
4 BOARD OF SUPERVISORS OF THE COUNTY
 OF RIVERSIDE, STATE OF CALIFORNIA

5
6 By: _____
 Chairman, Board of Supervisors

7
8 ATTEST:
9 CLERK OF THE BOARD

10
11 By: _____
12 Deputy

13
14
15 (SEAL)

16
17
18
19
20 APPROVED AS TO FORM
 June __, 2017

21
22
23 By: _____
 Leila Moshref-Danesh
24 Deputy County Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 348.4857

Project Location: In all unincorporated areas of Riverside County (Countywide Ordinance)

Project Description: Ordinance No. 348.4857 is an amendment to Riverside County's Land Use Ordinance, which adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348. This amendment establishes regulations and development standards, as well as permitting and enforcement procedures for the placement of Unattended Donation Bins throughout the County of Riverside.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sections 15303 & 15061(b)(3))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: Ordinance No. 348.4857 has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Due to the small size of structures allowed under this Ordinance and in conjunction with the location and design criteria, there will be no negative environmental effects.

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

John Hildebrand Principal Planner 06/07/17
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 06/07/2017: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

ORDINANCE NO. 348.4857 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4857 is an amendment to Riverside County's Land Use Ordinance, which adds Article XIXk "Unattended Donation Bins" to Ordinance No. 348. This amendment establishes regulations and development standards for the placement of Unattended Donation Bins in the unincorporated areas of the County of Riverside. Additionally, the amendment establishes the permitting and operational requirements for Unattended Donation Bins, as well as procedures for enforcement.

TIME OF HEARING: 9:00 am or as soon as possible thereafter
DATE OF HEARING: **JUNE 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, John Earle Hildebrand III at 951-955-1888 or email at jhildebr@rivco.gov, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409