



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

OCTOBER 18, 2017

**Planning  
Commissioners  
2017**

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

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

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

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

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

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

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours 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)**

NONE

**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 CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42949** – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – **REQUEST:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**3.2 GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Intent to Certify Environmental Impact Report No. 471** – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown

Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: 1) a General Plan Technical Amendment; 2) General Plan Entitlement/Policy Amendment; 3) General Plan Foundation Component Amendment – Extraordinary; and 4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. Continued from September 6, 2017 and October 4, 2018. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

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

- 4.1 **GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration for Environmental Assessment No. 42874** – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).
- 4.2 **TENTATIVE TRACT MAP NO. 37028 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42844** – Applicant: MDMG – Engineer/Representative: VSL Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner – 43.93 acres – Zoning: Planned Residential (R-4) – **REQUEST:** The Tentative Tract Map is a Schedule "A" Subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 sq. ft., three (3) lots for water quality basins, and one (1) lot for a drainage basin. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

#### **5.0 WORKSHOPS:**

**NONE**

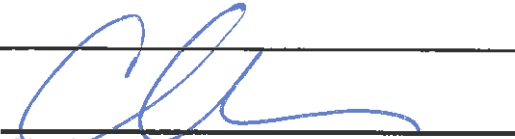
#### **6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

#### **7.0 DIRECTOR'S REPORT**

#### **8.0 COMMISSIONERS' COMMENTS**

Agenda Item No.:  
 Area Plan: Western Coachella Valley  
 Zoning District: Bermuda Dunes  
 Supervisorial District: Fourth  
 Project Planner: Jay Olivas  
 Planning Commission: October 18, 2017

CHANGE OF ZONE NO. 7922  
 CONDITIONAL USE PERMIT NO. 3758  
 Environmental Assessment No. 42949  
 Owner/Applicant: BLP Desert, L.P.  
 Representative: Greg Beaver



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7922** proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project.

**Conditional Use Permit No. 3758** proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project is located north of 42<sup>nd</sup> Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane.

### BACKGROUND:

The proposed project under CUP No. 3758 is substantially similar but different design to one that the County approved in 2008 under CUP No. 3550, which was not built. CUP No. 3550 was not constructed or extended within a two-year time period and the approvals are being voided as part of proposed CUP No. 3758.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD: C-R) (0.25 - 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (C-R) lies to the south and west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) abuts portions of the east and north of the property

- |                                   |   |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #3):      | General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S)  |
| 4. Proposed Zoning (Ex. #3):      | General Commercial (C-1/C-P)  |
| 5. Surrounding Zoning (Ex. #3):   | Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1-12,000) (R-1-20,000), and Two Family Dwellings (R-2A-3,200)                  |
| 6. Existing Land Use (Ex. #1):    | Vacant land   |
| 7. Surrounding Land Use (Ex. #1): | Commercial Retail buildings to the south and west, Apartments and One Family Dwellings to the north, and One Family Dwellings to the east |
| 8. Project Data:                  | Total Acreage: 5.06 Acres<br>Total Proposed Sq. Ft. 93,658<br>Maximum Bldg. Height: 24 feet   |
| 9. Environmental Concerns:        | See attached environmental assessment   |

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42949**, 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. 7922**, in accordance from C-1/C-P and C-P-S to C-1/C-P on a 5.06 acre site in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3758**, 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 has a General Plan land use designation of Commercial Retail (C-R) on the Western Coachella Valley Area Plan which allows for a variety of commercial land uses.
2. The proposed use, as a mini-warehouse, is consistent with the Commercial Retail (C-R) land use designation (0.20 – 0.35 Floor Area Ratio) of the General Plan in that the 5.06 acre property is intended for commercial related land uses, and is bordered by existing circulation facilities such as curbs, gutters, and sidewalks (LU 29.7), and will include desert landscaping (WCVAP 11.1).
3. The project further complies with C-R land use designation in that the Floor Area Ratio (FAR) is approximately 0.30, which is within the allowed range of 0.20 to 0.35 Floor Area Ratio.

4. The project site is surrounded by Commercial Retail (C-R) to the south and west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) (1 Acre Minimum) to the east and north of the property.
5. The site is currently zoned C-1/C-P and C-P-S and the proposed zoning for the subject site is C-1/C-P on the entire 5.06 acre site.
6. The site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1-20,000, R-1-12,000), and Two-Family Dwellings (R-2A-3,200).
7. The proposed use, a mini-warehouse, is a permitted use, subject to approval of a conditional use permit, in the C-1/C-P zoning designation, under Ordinance No. 348, Sections 9.1, D.9 and 18.46, B.1.
8. The proposed use, a mini-warehouse, is consistent with the development standards set forth in the proposed C-1/C-P zone in that:
  - i. There is no minimum lot area requirement, the project site is 5.06 acres with 3.64 acre portion for the mini-warehouse, it therefore complies with Section 9.4, A.
  - ii. There are no yard requirements for buildings that exceed 35 feet in height, the building must be set back from the front, rear and side lot lines no less than two feet for each foot by which the height exceeds 35 feet. The proposed building is 24 feet at maximum point and therefore complies with required setbacks.
  - iii. All buildings and structures may not exceed 50 feet in height, and the proposed building is 24 feet at maximum point and therefore complies.
  - iv. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every three (3) employees. With three (3) employees, a minimum of two (2) spaces are required. The project provides 12 spaces in excess of minimum requirements (Condition of Approval 90.PLANNING.1-Parking Paving Material).
  - v. All roof mounted equipment shall be screened from view at minimum site distance of 1,320 square feet. This is in compliance based on parapet wall design and Condition of Approval 90.PLANNING.3-Roof Equipment Shielding.
9. The proposed use, a mini-warehouse, is consistent with the development standards set forth in Section 18.46, D.1-D.13 in that:
  - vi. Individual storage spaces may not exceed 500 square feet. The largest is 250 square feet at 10x25, and therefore it complies with criteria D.1.
  - vii. Perimeter block walls and fencing are provided around the entire mini-warehouse land use, and therefore it complies with criteria D.2.
  - viii. All surface coverings are color coated with coordinating colors which criteria shall be verified with Condition of Approval 80.PLANNING.4 Color/Finish Samples.
  - ix. Roofing materials are compatible with the area development since the proposed mini-warehouse office building and caretaker residence consists includes metal shade awning and stucco finishes around the parapet wall.
  - x. Lighting is shielded and or hooded and complies with Mt. Palomar Lighting Ordinance No. 655.
  - xi. The entrance Gate is proposed to be decorative wrought iron or equivalent decorative metal gate.

- xii. Parking minimums are met since there are more than two (2) parking spaces for three (3) estimated employees, with a total of 12 spaces proposed.
  - xiii. Desert Landscaping is proposed with an approved concept landscaping plan, but no landscaping is proposed along eastern boundary with existing residential properties to minimize any encroachment by potential pedestrians. This eastern buffer also contains an existing underground sewer easement.
  - xiv. Section 18.46, D.9's setback requirements do not allow buildings, structures, or walls to be located closer than 20 feet from any street right-of-way or buildings to be located closer than 20 feet from any residential zoned property. The project complies with these setback requirements in that there is a 28-foot front setback along 42<sup>nd</sup> Avenue, a 20-foot setback along rear property line, a 20-foot setback along eastern boundary with existing residential properties along Yucca Lane, and zero setback along interior side yard of western lot line abutting existing commercial retail shops.
  - xv. The project's proposed caretaker's residence is approximately 1,322 square feet with 660 square foot garage therefore providing minimum two (2) caretaker parking spaces.
  - xvi. The project is conditioned to exclude flammables, explosive materials, dust, odor or fumes from the individual storage units in accordance with Condition of Approval 10.Planning.21-Mini-Warehouse Limits.
  - xvii. The project does not allow any water, sanitary, or electrical components excepting light fixtures inside the storage units and prohibits metal shipping containers in accordance with D.13 as indicated by Condition of Approval 10.PLANNING.21-Mini Warehouse Limits.
10. Commercial uses have been constructed and are operating in the project vicinity in addition to an existing apartment complex and one-family dwellings.
11. Mini-Warehouse facilities generally generate little traffic relative to other uses since limited loading and unloading of the individual mini-warehouse units which remain dormant for long periods of time. Improving this site would also help control 100 year flood events with on-site retention areas and drainage features which may benefit the immediate neighbors from drainage flows from the existing vacant land.
12. The project was reviewed by the Airport Land Use Commission on June 15, 2017 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions including: that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.25 incorporates ALUC's proposed conditions (CUP No. 3758).
13. The project was presented to the Bermuda Dunes Community Council on February 9, 2017 and March 9, 2017 for informational purposes only.
14. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. The City's email communication of September 12, 2017 indicated the site was identified as "Suburban Retail Center" in the City's General Plan, but also there were no immediate plans to annex any portion of the Bermuda Dunes Sphere.

15. The varied roof line with stucco concrete for the new proposed 93,658-square-foot mini-warehouse buildings with 24-foot high portion limited to the caretaker dwelling and office near 42<sup>nd</sup> Avenue, building setbacks, and desert landscaping along portions of the exterior property lines (excluding easterly lot line) shall reduce visual impacts to the surrounding community.
16. The project complies with Bermuda Dunes Neighborhood Preservation Overlay Zone in Section 19.6 of Zoning Ordinance No. 348, including, for example: Section 19.4 D.1.a. Street Environment: "All landscaped areas in a public street, sidewalk, or right of way that abuts a residential or commercial property shall be maintained by the property owner or agent". This standard will be met with final approved landscape plan including area along Washington Street as indicated by Condition of Approval 80.TRANS.1 – Landscape Plot Plan prior to building permit issuance, and, per Condition of Approval 10.Planning.22 - Comply Bermuda Dunes Overlay.
17. Fire protection and suppression services will be available for the mini-warehouse project through the Riverside County Fire Department.
18. The project abuts 42<sup>nd</sup> Avenue (60' right-of-way) with existing traffic signal at the intersection of 42<sup>nd</sup> Avenue and Washington Street, and is directly accessed from 42<sup>nd</sup> Avenue (60' right-of-way) with a 24-foot wide driveway.
19. The project is served by domestic water and sewer service from the Coachella Valley Water District.
20. Site disturbance has already occurred as vacant commercial land. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on November 4, 2016 including to the Agua Caliente Band of Cahuilla Indians and to the Soboba Band of Luiseño Indians. No request to consult was received.
21. Environmental Assessment No. 42949 identified no potentially significant environmental impacts, and no mitigation is required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed 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 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 is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

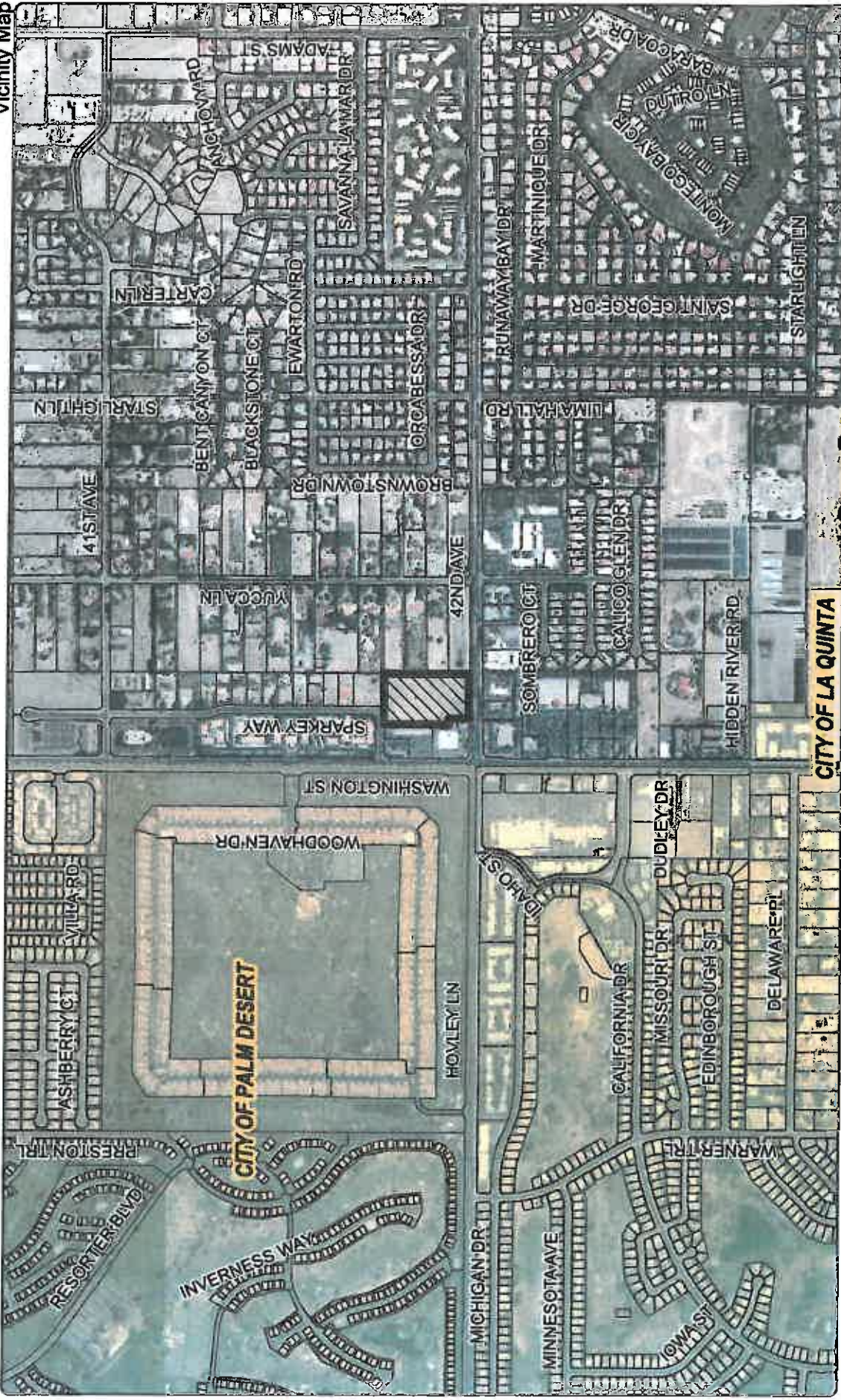
1. As of this writing (9/25/2017), three (3) letters from the general public, in support of the project have been received. There were also two (2) email communications from the 4<sup>th</sup> District Supervisor's staff indicating community opposition dated August 15, 2017 and September 14, 2017 respectively.
2. The project site is not located within:
  - a. General Plan Policy Overlay;
  - b. An Agriculture Preserve;
  - c. An Area of Flooding Sensitivity;
  - d. A High Fire Area;
  - e. A County Fault Zone;
  - f. A Dam Inundation Area; or
  - g. A CVMSHCP Conservation Area.
3. The project site is located within:
  - a. An Airport Influence Area;
  - b. Are Area of Moderate Liquefaction Potential;
  - c. The boundaries of the Desert Sands Unified School District;
  - d. Bermuda Dunes Neighborhood Preservation Overlay Zone; and
  - e. Zone B of the Mt. Palomar Lighting Area.
4. The subject site is currently designated as Assessor's Parcel Number 607-130-010.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07922 CUP03758**  
**VICINITY/POLICY AREAS**

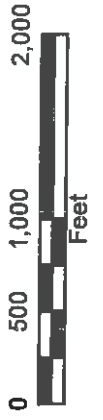
Supervisor: Perez  
 District 4

Date Drawn: 08/23/2017  
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



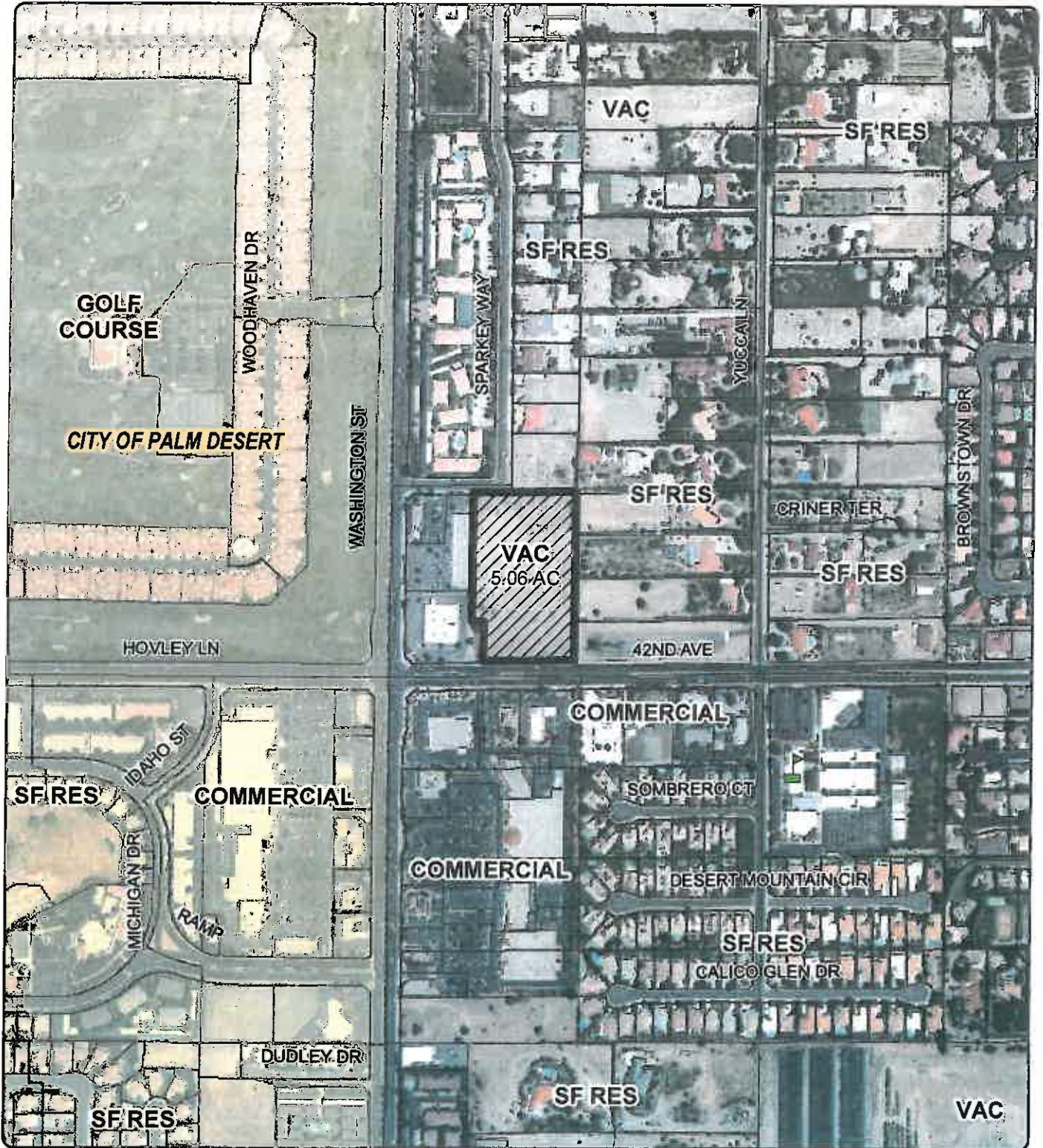
Revised: On October 7, 2009, the County of Riverside adopted a new General Plan. This plan provides for land use designations for unincorporated Riverside County areas. This map may contain different types of land use designations than those shown on the General Plan. For more information, please contact the Riverside County Planning Department, 6500 La Habra Blvd., Riverside, CA 92506-3000. (951) 955-3000. Public Comment at 651/955-6777. (Business Courtesy of Wikipedia: <http://en.wikipedia.org/wiki/California>)

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07922 CUP03758**

Supervisor: Perez  
 District 4

Date Drawn: 08/23/2017  
 Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

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.rchtna.org>

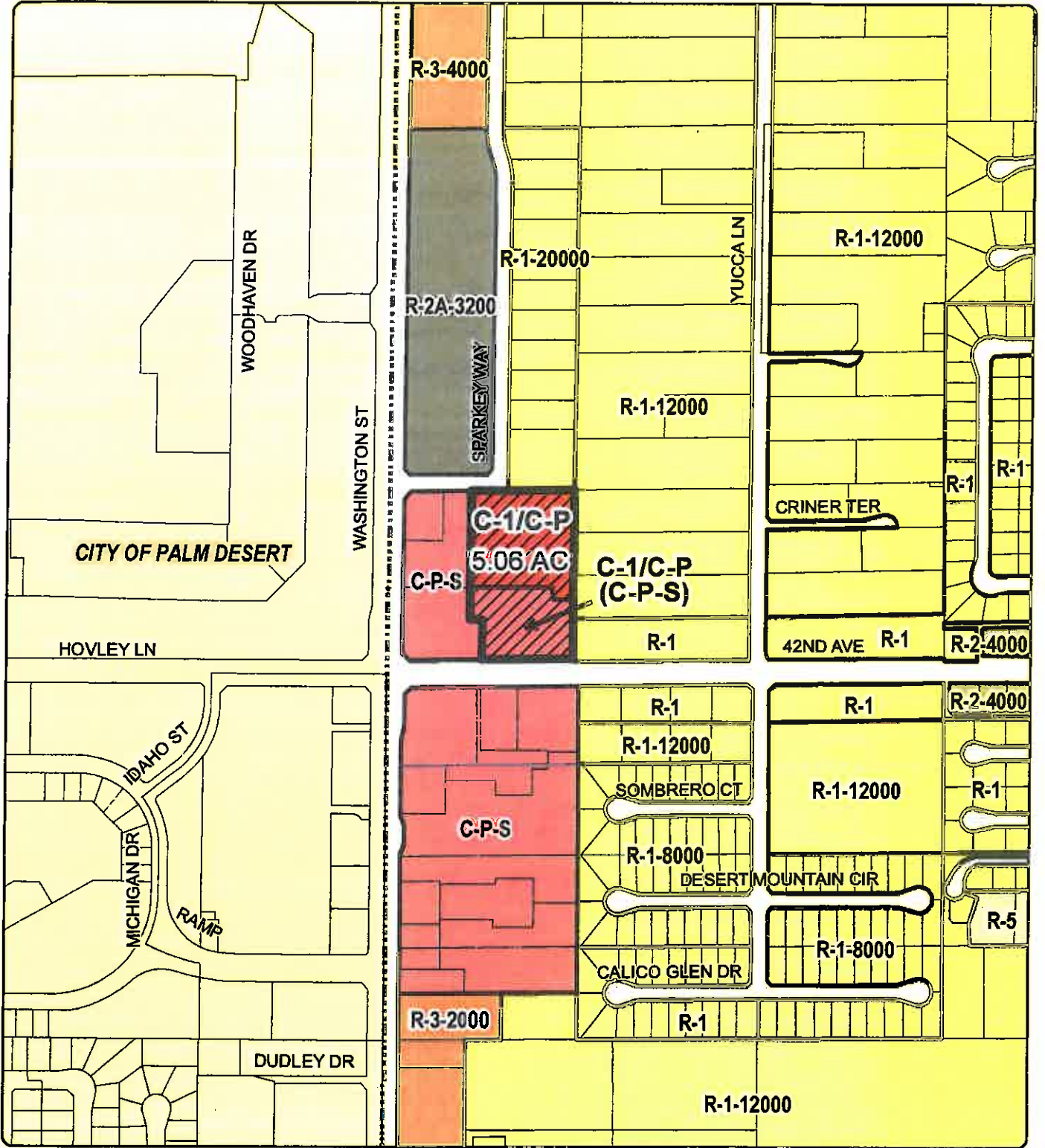
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07922 CUP03758

Supervisor: Perez  
District 4

Date Drawn: 08/23/2017  
Exhibit 3

PROPOSED ZONING



Zoning Dist: Bermuda Dunes

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)863-5277 (Eastern County) or Website <http://planning.rctfd.net>



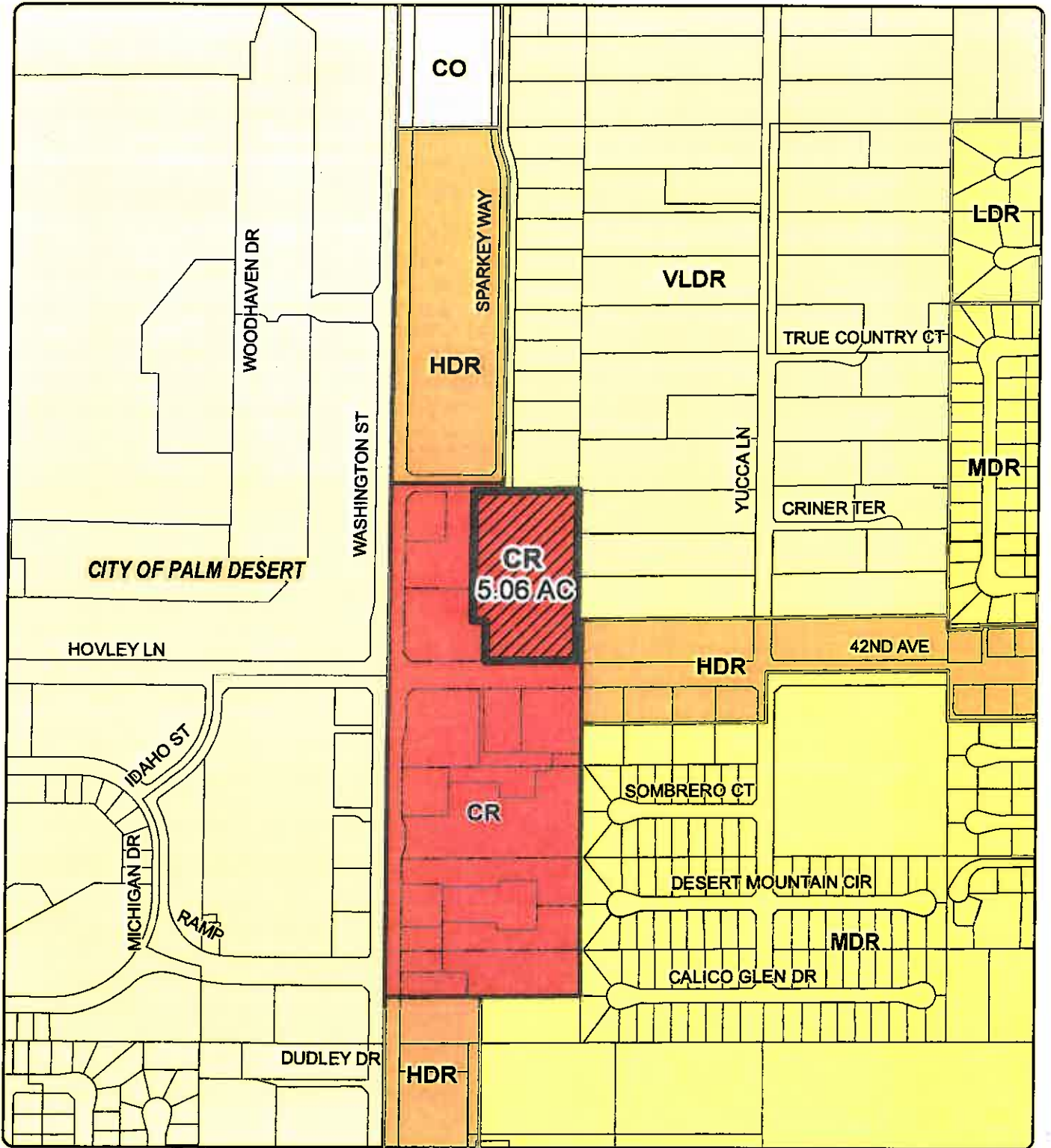
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07922 CUP03758

EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 08/23/2017  
Exhibit 5



Zoning Dist: Bermuda Dunes

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)954-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdmg.org>



ARCHITECTURE, PLANNING, INTERIOR  
 J. Craig Moore, Architect  
 1917 Newport Blvd., Suite B  
 Huntington Beach, CA 92648  
 O: 714-544-8473  
 F: 714-544-8009  
 C: 714-506-9819  
 JCM@JCMARCHITECT.COM

**APPLICANT**  
**LUNDIN DEVELOPMENT CO.**  
 18408 PACIFIC COAST HIGHWAY,  
 SUITE 207  
 HUNTINGTON BEACH, CA 92640  
 (949) 562-6950  
 MR. HERB LUNDIN  
 MR. GREG BEYER

**PROJECT TITLE**  
**STORQUEST SELF-STORAGE**  
 42 ND. B WASHINGTON AVENUE BERUDA DURE, CA

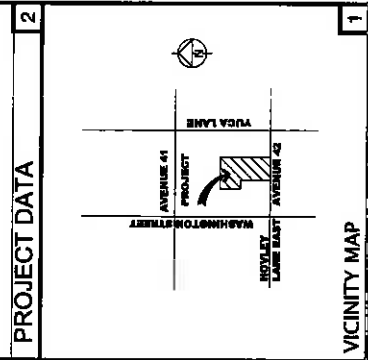
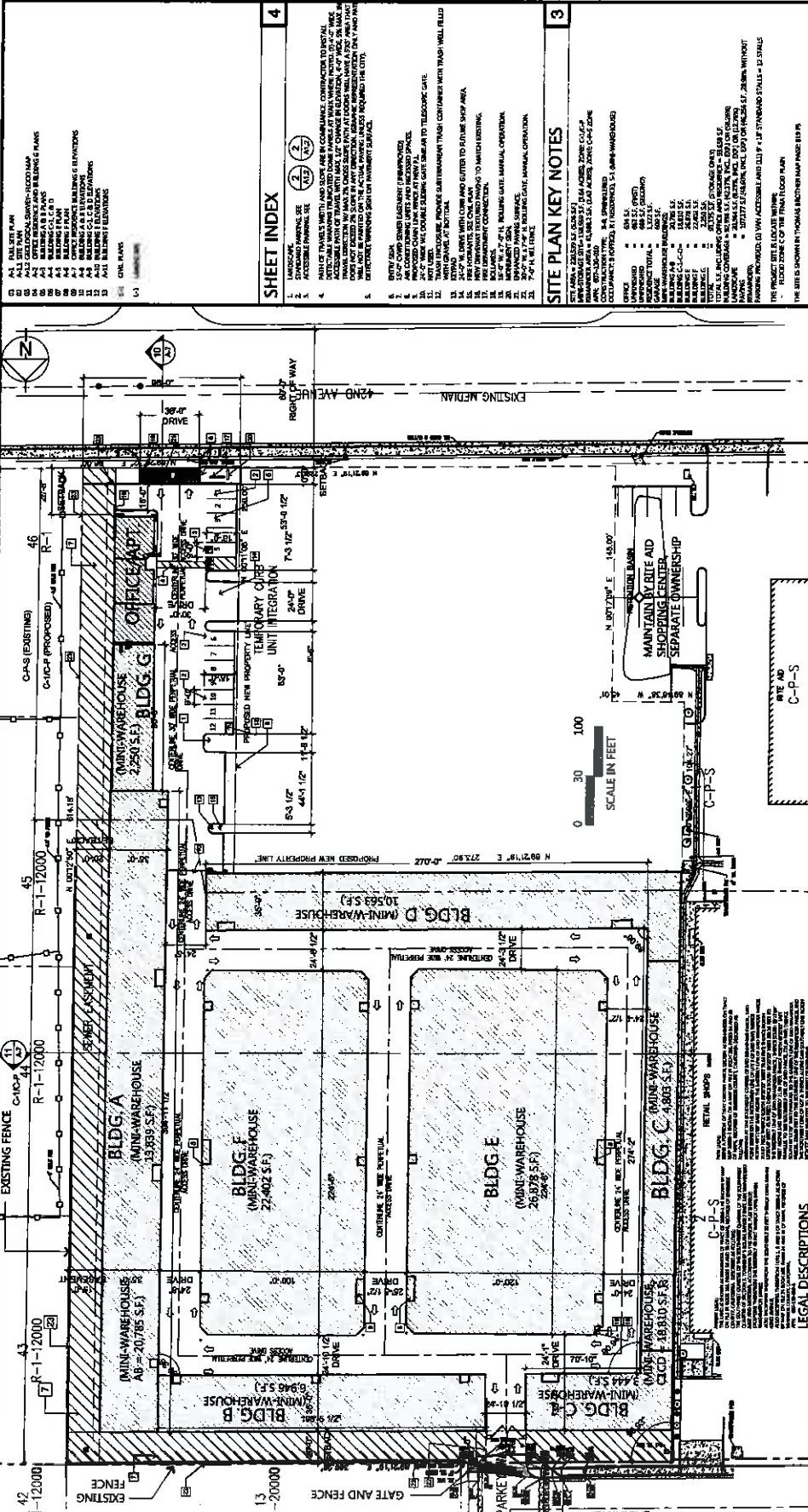
**SHEET TITLE**  
**SITE PLAN**  
 CONDITIONAL USE PERMIT (CUP)  
 SIGNED BY



DATE	BY
07/07/17	STAFF
07/07/17	STAFF

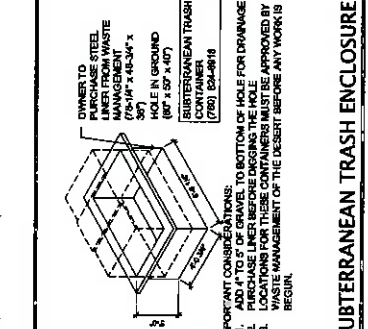
DATE: 11/04/15  
 JOB NUMBER: 28-942  
 SHEET NUMBER

A1.1



**LEGAL DESCRIPTIONS**

THE SITE IS SHOWN IN THOMAS INCORPORATION MAP PAGE 819 P.1



**CONSULTANTS**

**SOIL ENGINEERING:**  
 SOIL ENGINEERING INC.  
 3300 62ND STREET, REDLANDS, CA 92374  
 PHONE: 714-869-7777  
 FAX: 714-869-7777  
 SAFETY ENGINEERING CONSULTING  
 ANALYSIS ENGINEERING COMPANY  
 11111 WASHINGTON AVENUE, SUITE 1106  
 HUNTINGTON BEACH, CA 92648  
 PHONE: 714-774-9880

**WATER ENGINEERING:**  
 COACHILLA VALLEY WATER DISTRICT  
 16001 W. 11TH AVENUE, SUITE 100  
 CHICO, CA 95926  
 PHONE: 530-891-5500  
 FAX: 530-891-5500

**UTILITY:**  
 ELECTRIC: HUNTINGTON DISTRICT  
 GAS: CITY OF HUNTINGTON BEACH  
 TELEPHONE: HUNTINGTON BEACH  
 CABLE: HUNTINGTON BEACH  
 SATELLITE: HUNTINGTON BEACH  
 FIBER: HUNTINGTON BEACH  
 REBET: HUNTINGTON BEACH

**ACCESSIBLE NOTES**

1. THE TOTAL AREA OF THE PAVING SURFACE AT THE ACCESSIBLE SPACE IS 10,563 S.F.
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15. THE TOTAL AREA OF THE PAVING SURFACE AT THE ACCESSIBLE SPACE IS 10,563 S.F.

**SHEET INDEX**

1. LANDSCAPE
2. ACCESSIBLE PARKING
3. UNIT MIXES
4. TRASH ENCLOSURE

**SITE PLAN KEY NOTES**

1. 2'-0" CURB RISE BARRIER (EMBEDDED) SHALL BE INSTALLED AT ALL DRIVEWAYS AND SIDEWALKS.
2. 2'-0" CURB RISE BARRIER (EMBEDDED) SHALL BE INSTALLED AT ALL DRIVEWAYS AND SIDEWALKS.
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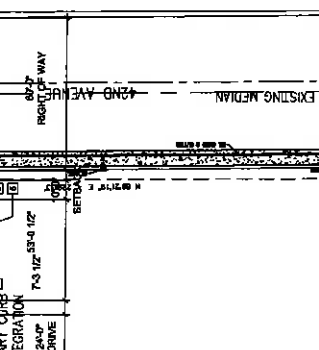
**APPLICANT**  
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 18408 PACIFIC COAST HIGHWAY,  
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**PROJECT TITLE**  
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 42 ND. B WASHINGTON AVENUE BERUDA DURE, CA

**SHEET TITLE**  
**SITE PLAN**  
 CONDITIONAL USE PERMIT (CUP)  
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**LEGAL DESCRIPTIONS**

THE SITE IS SHOWN IN THOMAS INCORPORATION MAP PAGE 819 P.1



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ARCHITECT: J. CRAIG MOORE ARCHITECT  
 1505 AVENUE 18  
 HUNTINGTON BEACH, CA 92648  
 O. 714-543-8333  
 F. 714-543-0909  
 C. 714-560-9619

APPLICANT  
**LUNDIN DEVELOPMENT CO.**  
 16400 PACIFIC COAST HIGHWAY,  
 HUNTINGTON BEACH, CA 92648  
 (909) 560-0000  
 MR. NERB LUNDIN  
 MR. GREG BEYER

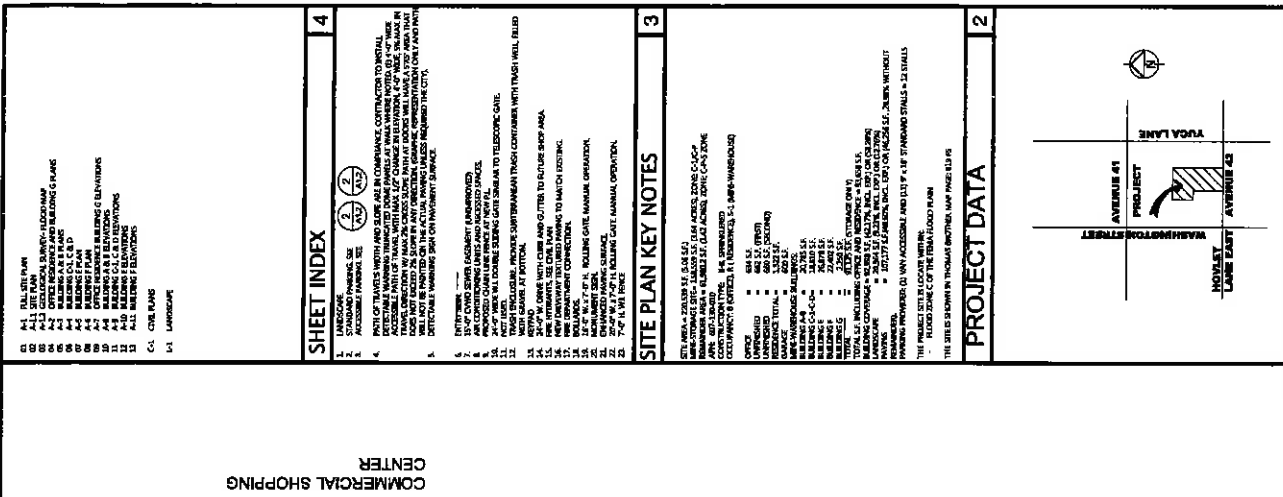
PROJECT TITLE  
**STORQUEST SELF-STORAGE**

SHEET TITLE  
**FULL SITE PLAN**  
 CONDITIONAL USE PERMIT (CUP)

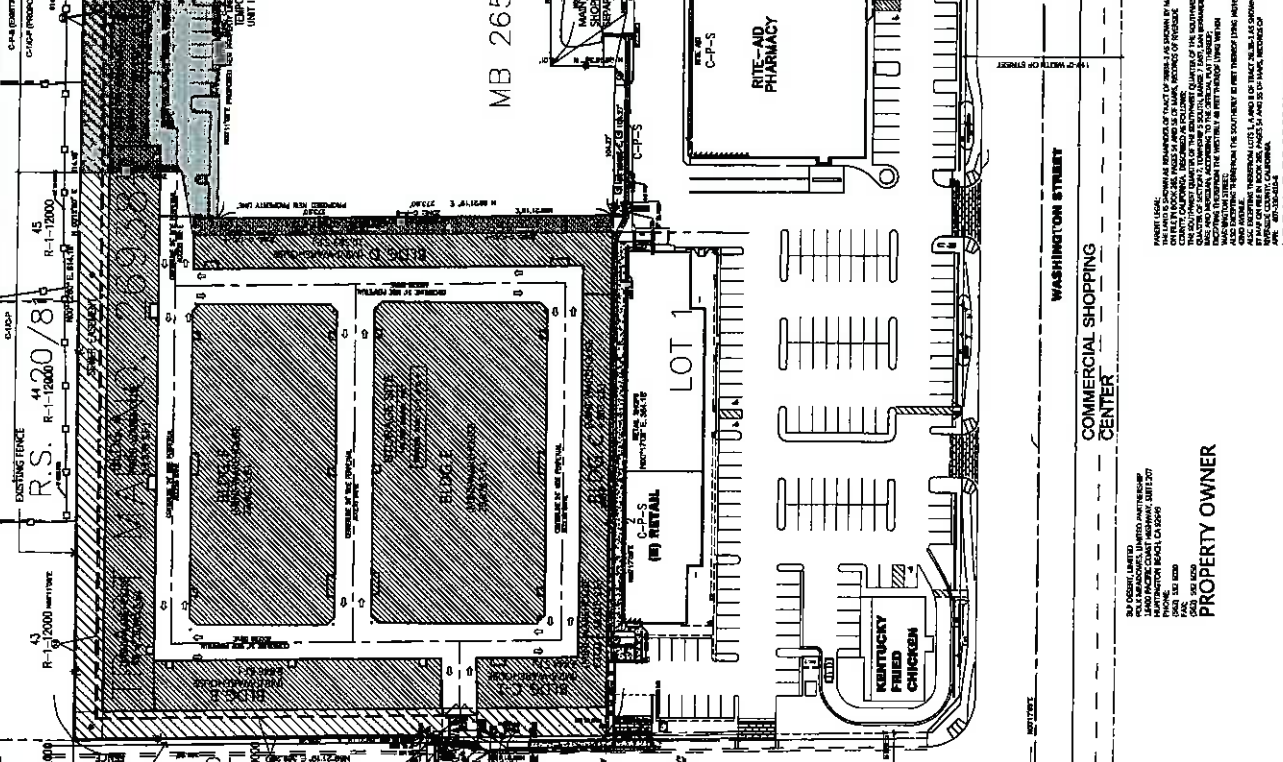
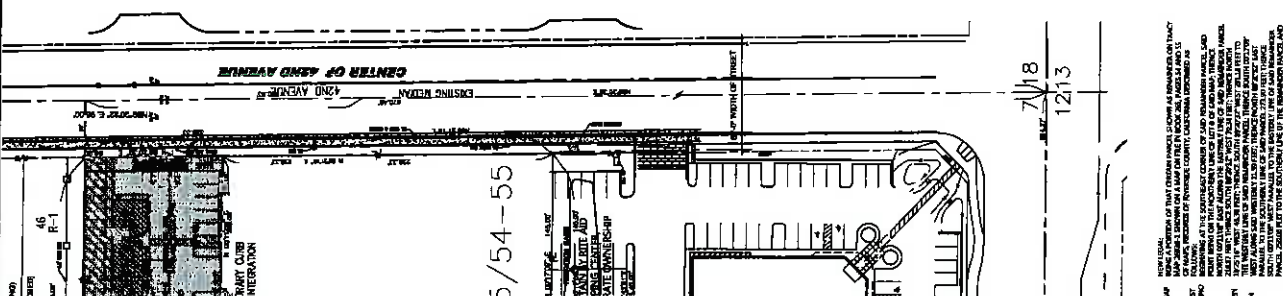


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05/20/16	DA/DA
05/18/17	DA/DA

SHEET NUMBER  
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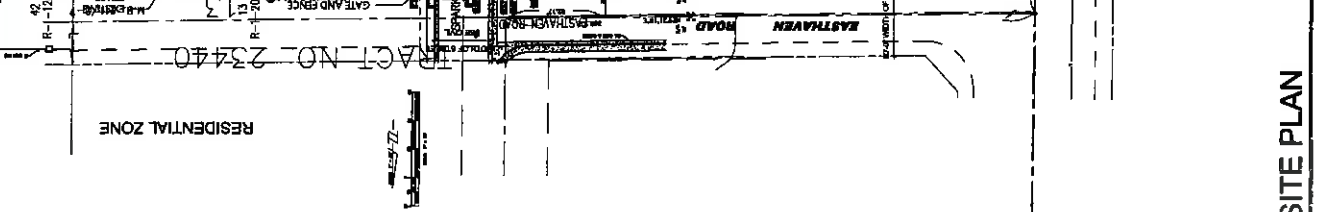


PROJECT DATA



**LEGAL DESCRIPTIONS**

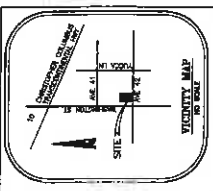
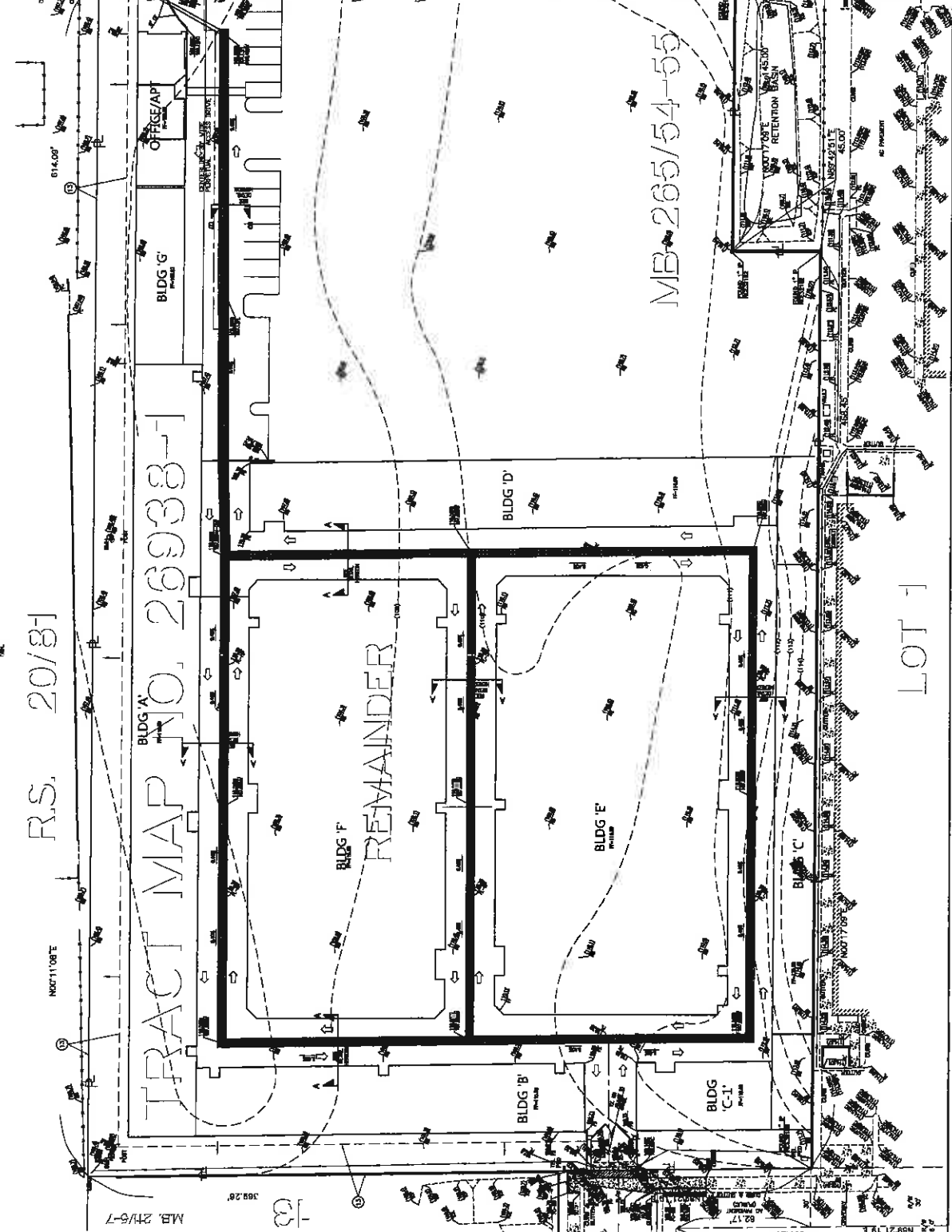
PROPERTY OWNER  
 820 OCEAN, LIMITED  
 1555 AVENUE 18  
 HUNTINGTON BEACH, CA 92648  
 (909) 560-0000



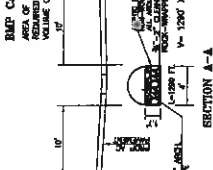
ANACAL ENGINEERING & LAND SURVEYING  
CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE - SUITE 202 - ANAHEIM, CALIFORNIA  
92805 PHONE: (714) 774-1705 FAX: (714) 774-4890  
E-MAIL: ADDRESS: info@anacal-engineering.com  
WEB SITE: www.anacal-engineering.com

PROJECT: PRELIMINARY GRADING PLAN  
APN: 607-130-010

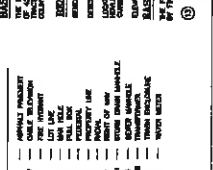
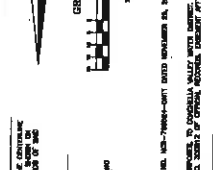
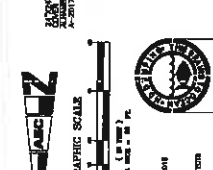
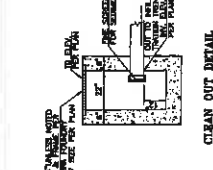
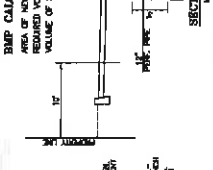
REVISIONS:  
DATE: 11/14/17  
BY: JLB  
DESCRIPTION: 1 - 20'



BMP CALCULATIONS  
AREA OF NEW CONSTRUCTION = 2.81 AC.  
REQUIRED VOLUME OF STORAGE = 3,300 CF.  
VOLUME OF STORAGE PROVIDED = 3,448 CF.



BMP CALCULATIONS  
AREA OF NEW CONSTRUCTION = 0.35 AC.  
REQUIRED VOLUME OF STORAGE = 494 CF.  
VOLUME OF STORAGE PROVIDED = 614 CF.



TRACT MAP NO. 26938-1  
RS. 20/81  
MB. 265/54-55  
LOT 1

BASIS OF BEARINGS  
ALL BEARINGS ARE REFERENCED TO THE NORTH  
BY MEANS OF THE NORTH-SOUTH LINE OF THE  
TRACT MAP NO. 26938-1 AS SHOWN ON THE  
PLAN.  
GRAPHIC SCALE  
1" = 50' HORIZ. SCALE  
1" = 10' VERT. SCALE  
NAD 83  
ANACAL ENGINEERING & LAND SURVEYING

- AC - ALLIANCE PARTNER
- AD - ADJUSTED POINT
- AE - ADJUSTED ELEVATION
- AF - ADJUSTED FOOTING
- AG - ADJUSTED GROUND
- AL - ADJUSTED LEVEL
- AM - ADJUSTED MOUNTAIN
- AN - ADJUSTED NORTH
- AO - ADJUSTED OCEAN
- AP - ADJUSTED PLAIN
- AR - ADJUSTED RANGE
- AS - ADJUSTED SEA
- AT - ADJUSTED TIDE
- AV - ADJUSTED VALLEY
- AW - ADJUSTED WIND
- AX - ADJUSTED X
- AY - ADJUSTED Y
- AZ - ADJUSTED Z

MB. 265/54-55  
LOT 1

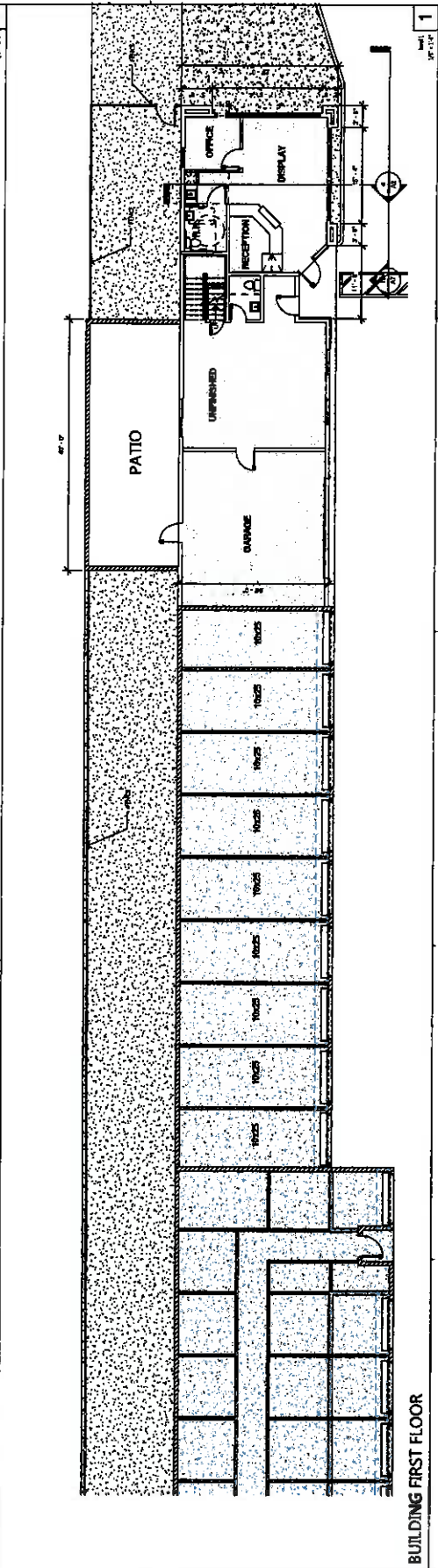
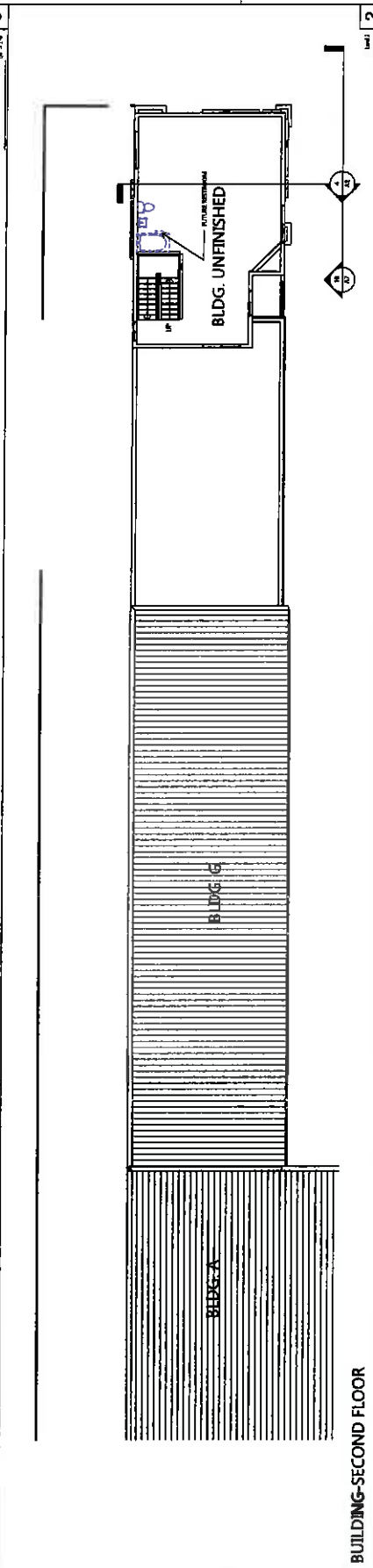
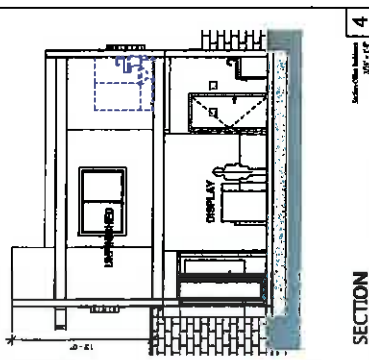
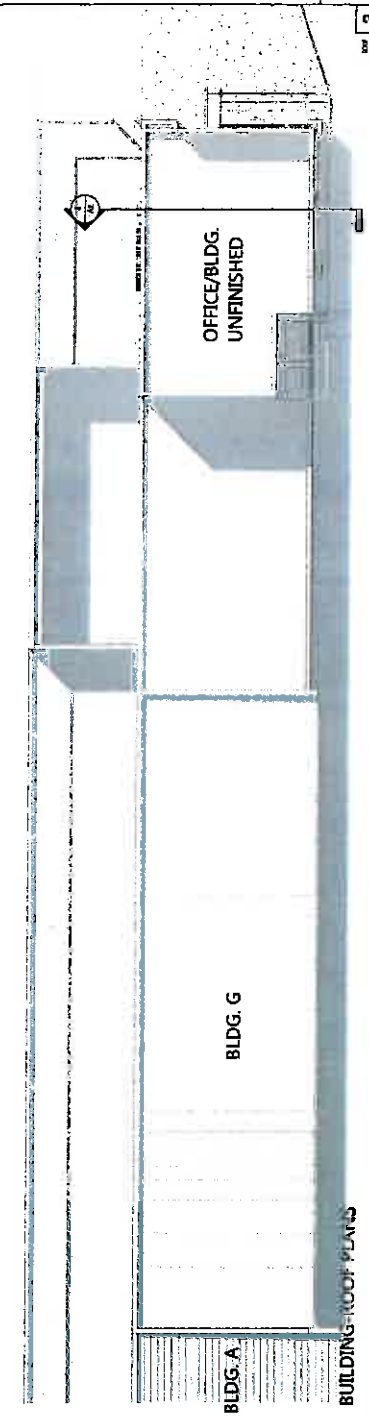
**ARCHITECT**  
*J. Gary Moore*  
ARCHITECTURE, PLANNING, INTERIOR  
1871 NEWPORT BLVD.  
COSTA MESA, CA 92626  
STATION STATION ROAD  
THE COMPANY HAS RECEIVED THE  
NATIONALITY OF THE ARCHITECT  
DORIS TAMM ARCHITECT, INC. HAS OF  
UNITED STATES AND MAY NOT BE PRACTICED  
WITHIN THE UNITED STATES WITHOUT  
A LICENSE.  
DATE: 11/17/11  
JOB NUMBER: 11-009  
SHEET: A2

**PROJECT TITLE**  
**STORAGE SELF-STORAGE**

**CLIENT**  
**LUNDIN DEVELOPMENT CO.**  
1600 PACIFIC COAST  
HUNTINGTON BEACH, CA 92648  
(949) 582-8859  
MR. HERB LUNDIN  
MR. GREG BEYER

**SUBJECT**  
**OFFICE UNFINISHED BLDG G**

**SCALE**  
DATE: 11/17/11  
JOB NUMBER: 11-009  
SHEET: A2







1871 NEWPORT BLVD.  
COSTA MESA, CA 92626  
STUDIO@JGMANN.COM  
TEL: (949) 441-4444  
WWW.JGMANN.COM

APPROVED BY  
**LUNDIN DEVELOPMENT CO.**  
1640 PACIFIC COAST  
HUNTINGTON BEACH, CA 92640  
(949) 592-8856  
MR. NICK LUNDIN  
MR. GREG BEYER

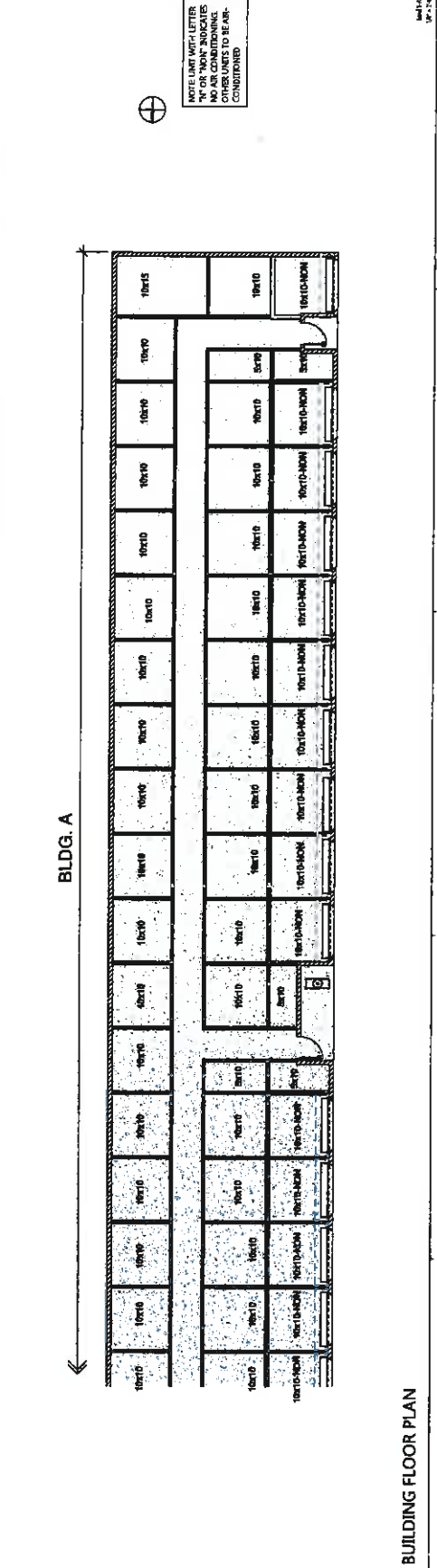
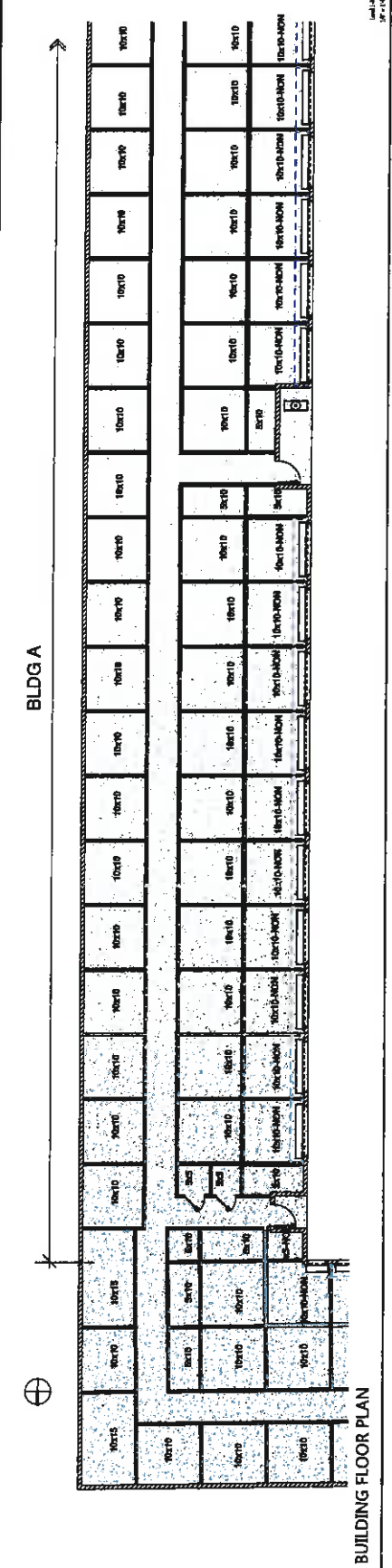
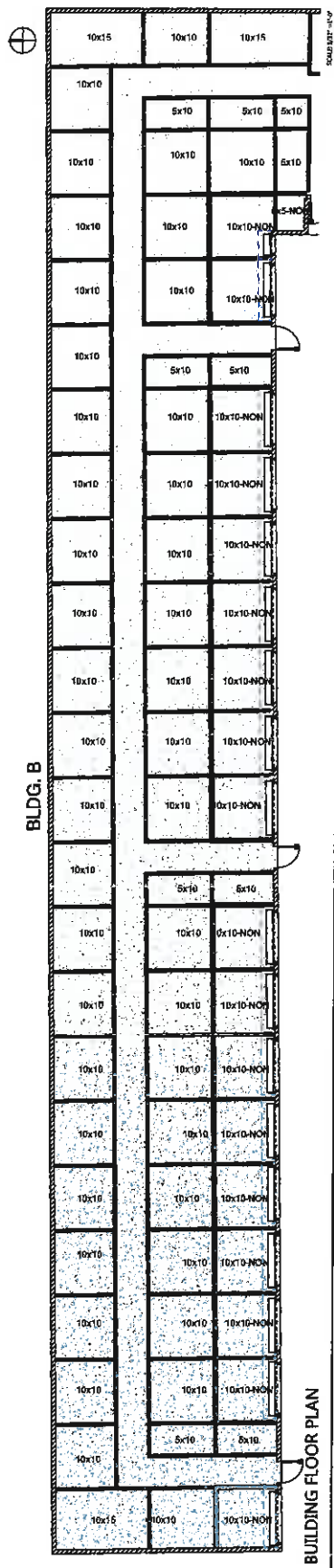
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**STORQUEST SELF-STORAGE**

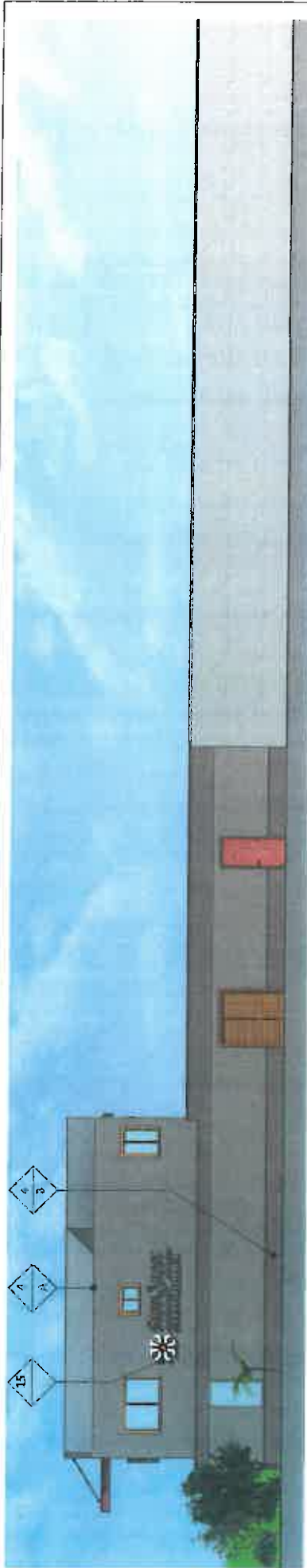
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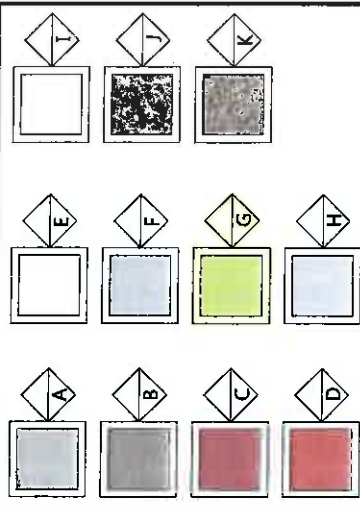
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DATE	08/18/16	BY	JGM
DATE	08/18/16	BY	JGM

A3





#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRUSTY TAN SW6087
2	CMU WALL PRECISION FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTHATCH SW6088
3	CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSTICE RED SW6871
4	3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DALTELE VERMILLION ODM1
5	3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6	EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7	EXTERIOR METAL ROLL-UP DOOR	21		G	WASHABI GREEN
8	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9	WINDOW OR SPANDEL			I	SHERWIN WILLIAMS-ALABASTER SW7008
10	7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0"H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11	STEEL BEAM WITH TEXT " OFFICE" AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1 1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				

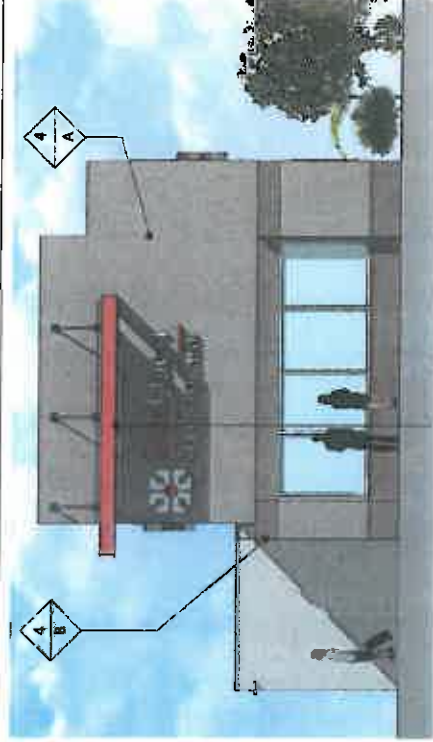


FINISH MATERIAL COLOR SAMPLES

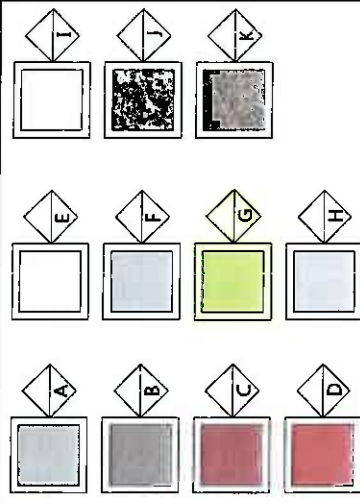


**LUNDIN DEVELOPMENT CO.**  
 OWNER  
 16400 PACIFIC COAST HIGHWAY, SUITE 207  
 HUNTINGTON BEACH, CA 92649  
 CONTACT:  
 MR. HERB LUNDIN  
 MR. GREG BEVER





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3	CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSITICE RED SW6871
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9	WINDOW OR SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7008
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11	STEEL BEAM WITH TEXT * OFFICE * AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1.1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				



FINISH MATERIAL COLOR SAMPLES

OWNER

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16400 PACIFIC COAST HIGHWAY, SUITE 207  
HUNTINGTON BEACH, CA 92649  
(562)-592-6050

CONTACT:  
MR. HERB LUNDIN  
MR. GREG BEVER



42 ND. & WASHINGTON  
BERMUDA DUNES, CA



*J. Craig Mann*  
ARCHITECT

JCRANGM@GMAIL.COM  
STUDIO@JCMIA@GMAIL.COM



OWNER

# LUNDIN DEVELOPMENT CO.

16400 PACIFIC COAST HIGHWAY, SUITE 207  
HUNTINGTON BEACH, CA 92649  
(562)-592-6050

CONTACT:

MR. HERB LUNDIN  
MR. GREG BEVER



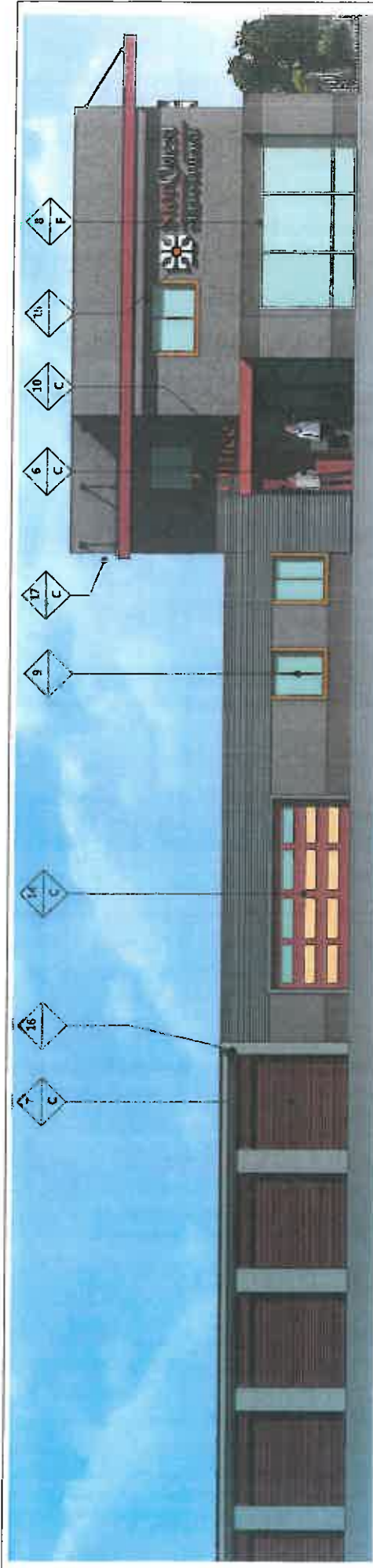
42 ND. & WASHINGTON  
BERMUDA DUNES, CA



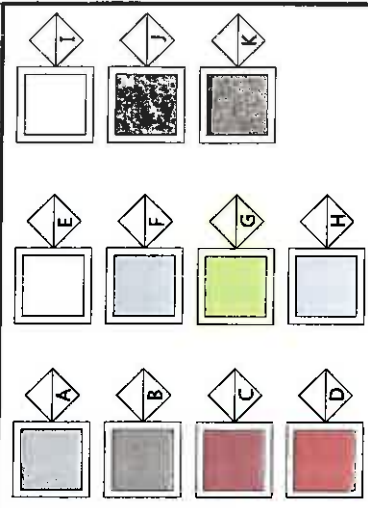
*J. Craig Mann*

ARCHITECT

JCRAIGM@GMAIL.COM  
STUDIOM.JCMA@GMAIL.COM



#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRUSTY TAN SW6087
2	CMU WALL PRECISION FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTHATCH SW6088
3	CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSTICE RED SW6871
4	3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DALTELE VERMILLION ODM1
5	3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6	EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7	EXTERIOR METAL ROLL-UP DOOR	21		G	WASHARI GREEN
8	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9	WINDOW OR SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7008
10	7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0" H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11	STEEL BEAM WITH TEXT " OFFICE" AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1.1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				



FINISH MATERIAL COLOR SAMPLES

**J. Craig Mann**  
ARCHITECT  
JCRAGM@GMAIL.COM  
STUDIO@JCMNA@GMAIL.COM

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**BERMUDA DUNES, CA**

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**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42949  
**Project Case Type (s) and Number(s):** Change of Zone No. 7922 / Conditional Use Permit No. 3758  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** BLP Desert LP / Polk Meadows LP  
**Applicant's Address:** 16400 Pacific Coast Highway No. 207  
Huntington Beach, CA 92649

**I. PROJECT INFORMATION**

**A. Project Description:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06 acre property to accommodate a proposed mini-warehouse project. **Conditional Use Permit No. 3758** proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322 square foot caretaker's residence with a 600-square foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

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

**C. Total Project Area:** 5.06 Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 5.06	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 93,658	<b>Est. No. of Employees:</b> 3
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 607-130-010

**E. Street References:** North of 42<sup>nd</sup> Avenue, east of Washington Avenue, west of Yucca Lane, and south of Sparkey Way terminus.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 7 East, and Section 7.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of a vacant commercial pad of 5.06 acres located within Bermuda Dunes within the City Sphere of Influence of the City of Palm Desert. Commercial retail buildings are located to the south and west, apartments and one family dwellings to the north, and one family dwellings to the east. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as a mini-warehouse meets the requirements of the Community Development: Commercial Retail (C-R) General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with improved streets including Washington Street, 42<sup>nd</sup> Avenue, contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies excepting one (1) 1,322-square-foot caretaker's residence at the proposed mini-warehouse.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading activities (Condition of Approval 10. BS Grade.9-Dust Control). The proposed mini-warehouse building meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies including directing new growth to existing urbanized areas such a mini-warehouse complex being proposed near corner of Washington Street and 42<sup>nd</sup> Avenue (HC 2.1b) and due to increase in active transportation (HC 2.2b) such as walking and biking as result of the existing pedestrian sidewalk along 42<sup>nd</sup> Avenue and requirement for bike rack with two (2) spaces (Condition of Approval 90.Planning.4-Install Bike Racks).

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

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

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

E. **Overlay(s), if any:** Bermuda Dunes Neighborhood Preservation Overlay

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

**G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Commercial Retail (CR), Medium Density Residential (MDR), High Density Residential (HDR), and Very Low Density Residential (VLDR).

1. **Area Plan(s):** Western Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio)
4. **Overlay(s), if any:** Bermuda Dunes Neighborhood Preservation Overlay
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S)

**J. Proposed Zoning, if any:** General Commercial (C-1/C-P)

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1-12,000)

**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"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Mineral Resources         | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Noise                     | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing      |   |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services           |   |
| <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Recreation                |   |

**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.

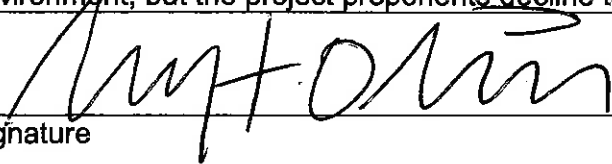
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

September 18, 2017

Date

Jay T. Olivas

For: Charissa Leach, P.E.  
Assistant TLMA Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located along 42<sup>nd</sup> Avenue which is not designated as a scenic highway corridor. Therefore, no impacts are expected.
- b) The proposed mini-warehouse project is located within an existing commercial and residential area, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations with majority of buildings are single-story up to 13 feet in height with two-story component up to 24 feet in height for the caretaker's residence and office near the 42<sup>nd</sup> Avenue entrance. Additionally, the project will be required to have a final desert landscape plan with inspections, in accordance with County Ordinance No. 859, as indicated by Conditions of Approval (COA's) such as COA 90.Trans.25-Landscape Inspection Requirements (Conditional Use Permit No. 3758 (CUP 3758)). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

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

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.20-Mt. Palomar Lighting Area (CUP 3758). These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a 93,658 square foot mini-warehouse facility with caretaker dwelling and 12 space parking lot would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Approximately 74 downcast low pressure sodium or equivalent light fixtures are proposed on the mini warehouse buildings and no light poles are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.6 – Lighting Hooded) (CUP 3758). Proposed desert landscaping will also provide partial buffering including along 42<sup>nd</sup> Avenue (COA 10.Trans.11 Landscape Requirement) (CUP 3758). Impacts would be less than significant.
- b) Surrounding land uses include a commercial retail buildings and residential dwellings such as one family and apartment dwellings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.6-Lighting Hooded (CUP 3758). Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

**Findings of Fact:**

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD Significance Thresholds and Analysis

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (C-R), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the mini-warehouse site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development with existing commercial zones, and is limited to approximately 93,658 square feet of total building area under CUP 3758. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial retail, apartment dwellings, one family dwellings, and vacant land. Additionally, the mini-warehouse is limited to approximately 12 parking spaces which are vacant during long periods of time due to nature of mini-warehouse which can be infrequently used including within the storage building areas which can average approximately 15 auto/truck trips per day. Furthermore, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 5.06 acres with 93,658 square feet of proposed building area and associated landscaping, PM10 dust control for grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 93,658 square feet of mini-warehouse which storage units remaining dormant when unused and when filled with household or commercial goods with limited automobile trips, and PM10 dust control (COA 60.BS Grade.15 – PM10 Plan Required) (CUP 3758), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include existing commercial retail, apartment dwellings, one family dwellings, and vacant land, but is not expected to generate substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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point-source emissions due to the limited size of project of 3.64 acre portion of a 5.06 acre site and the type of use, a mini-warehouse building, which is not typically associated with significant emissions, and would be below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e). The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An office building is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project is a mini-warehouse building, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. Matter or material which creates obnoxious dust, odor, or fumes is prohibited (COA 10.Planning 21-Mini-Warehouse Limits). Therefore, no impacts are anticipated.

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?	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,	<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
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

**Findings of Fact:**

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as 5.06 acre commercial lot. The project is conditioned to conduct an avian nesting bird survey prior to grading permit during if grading occurs during the nesting season between February 1st and August 31st (COA 60.EPD.1 – MBTA Survey) (CUP 3758), which is a standard condition of approval and not mitigation pursuant to CEQA. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the project will not 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. Therefore impacts are expected to be less than significant.
- d) With the requirement for MBTA Survey prior to grading permit issuance if during nesting season, as required under Condition of Approval 60.EPD.1, the proposed project will not interfere 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, less than significant impacts to wildfire corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; Phase I Archaeological Survey prepared by CRM Tech dated June 20, 2007 (from prior CUP 3550 project on same property)

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
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"/>

Source: On-site Inspection, Project Application Materials; Phase I Archaeological Survey prepared by CRM Tech dated June 20, 2007 (prior CUP 3550 project on same property)

Findings of Fact:

a) Site disturbance has already occurred with the existing 5.06 acre land with dirt paths and overgrown desert weeds and limited dry vegetation. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to tribes including Agua Caliente

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on November 4, 2016. No request to consult was received regarding AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.03 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is 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
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2528

**Findings of Fact:**

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2528

**Findings of Fact:**

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project site will be graded with paving, gravel, desert landscaping surrounding portions of the mini-warehouse buildings. County Geologic Report No. 2528 recommended over excavations extending at least 2 feet below existing grade or 3 foot below the lowest proposed footings within the building areas (COA 10.Planing.11- GEO 2528 Accepted). Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during grading activities for the finished pad, and the bearing soil is non-expansive and falls within the "very low" expansion category. Therefore, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures are required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal 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. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. 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) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. 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) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed graded pad and building foundations subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing previously disturbed commercial lot with approximately 600 cubic yards of grading proposed. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

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

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

- a) The project will not result in substantial soil erosion or loss of top soil since the 5.06 acre site has been partially disturbed and relative flat topography intended for commercial development. New minor grading shall be limited to the project site with desert landscaping and drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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features such retention areas on the property. Furthermore, grading is limited to approximately 600 cubic yards of cut and 600 cubic yards of fill. Therefore, impacts would be less than significant.

- b) The expansion potential of the onsite soils is considered low, and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Bermuda Dunes. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the proposed improvements such as paving and retention areas with existing improved 42<sup>nd</sup> Avenue and transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

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

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements with an approximate 93,658-square-foot mini-warehouse complex which includes a paved and lighted automobile parking area for 12 spaces, with a required PM 10 Dust Control Plan (COA 60.BS Grade.15) for grading of vacant property. Impacts would be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Climate Action Plan

**Findings of Fact:**

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the proposed mini warehouse complex including a 12 space parking lot. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used with the proposed mini-warehouse buildings. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Flammable or explosive materials are prohibited from being stored in the mini-warehouse complex (COA 10.Planning.21- Mini-Warehouse Limits). Therefore, there is no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed 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, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**22. Airports**

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

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database Airport Land Use Commission letter dated June 15, 2017

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on June 15, 2017 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated June 15, 2017 summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference as stated under COA 10.Planning.25-ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the June 15, 2017 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. 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) The project site is in an urbanized area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?
- b) Violate any water quality standards or waste discharge requirements?
- 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)?
- 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

Findings of Fact:

- a) The topography of the site is partially disturbed desert land to be improved with mini-warehouse complex on 3.64 acre portion. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 60.BS GradeTrans.16-Transportation and CVWD Review; 60.BS Grade.6-Drainage Design) which will include retention areas and inlets capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.8 WQMP Access and Maintenance). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading, a final desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation Landscape Inspections (COA 90.Trans.26- LC Comply / Irrigation Comply). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including retention areas capable of infiltrating the 100 year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

- e) The proposed project will not 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. Therefore, there is no impact.
- f) The project proposes mini-warehouse buildings within Zone X on the Federal Flood Insurance rate maps, but is less than significant due to retention and landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to grading permit issuance (COA 60.Trans.11– Approved WQMP). Impacts would be less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**25. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

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

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including requirement for retention areas capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. The 5.06 site is currently vacant with proposed mini-warehouse complex of buildings on 3.64 acres with 1.42 acres to remain vacant with no mini-warehouse buildings or parking, however, the 3.64 acre portion would be fully improved with impervious parking lot surface and which 100% drainage to be kept on-site through use of retention areas and inlets for the mini-warehouse complex. Impacts are therefore considered less than significant with drainage improvements including desert landscaping (COAs 60.BSGrade.6 Drainage Design Q100 and 80.Trans.17.Landscape Plot Plan).
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of proposed retention areas as outlined in the hydrology report. Therefore, the impact is considered less than significant.
- c) The proposed project would 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 due to proposed drainage improvements such as retention basin. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

**Findings of Fact:**

- a. The project would result in an alteration of the present land use of the area since mini-warehouse buildings with caretaker's residence and office on a 3.64 acre portion of an overall 5.06 acre site would be constructed. The subject land is located within an existing commercial and residential area intended for such development since mini-warehouses can be permitted with an approved Conditional Use Permit. The project would be consistent with the subject land since the land is currently designated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commercial Retail (C-R), and areas with a Land Use Designation of C-R are generally envisioned for such general commercial related uses. This project is substantially similar to one that the County approved a number of years ago in 2008 under CUP 3550 which was not constructed and which will become null and void with approval of the proposed project. Storage facilities generally generate little traffic relative to other uses. Improving this site would help control 100 year flood events and is likely to benefit the immediate neighbors due to drainage improvements such as retention basins and inlets on the subject property. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b. The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert. The City's email communication of September 12, 2017 indicated the site was identified as "Suburban Retail Center" in the City's General Plan, but also there were no immediate plans to annex any portion of the Bermuda Dunes Sphere. Impacts would therefore be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a, b) The project will be consistent with the site's existing and proposed General Commercial (C-1-/C-P) zone due to the proposed mini-warehouse project which is specifically listed as permitted use with an approved conditional use permit. The proposed mini-warehouse buildings comply with development standards of the existing and proposed C-1/C-P zone with no minimum lot area requirement and compliance with minimum setbacks and height limits of the C-1/C-P zone. The project shall be developed in accordance with Section 18.46 of Zoning Ordinance No. 348 including no individual mini-warehouse units exceeding 500 square feet. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and One-Family Dwellings (R-1-12,000). The project would buffer adjacent zones with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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perimeter treatment, hooded lighting, and focused landscaping (COAs 80.Trans.18 Landscape Security and 80.Trans.17 Landscape Plot Plan). The property of 5.06 acres would include a 1.42 acre vacant portion to be fenced with no parking or storage incursions in accordance with Condition of Approval 10.PLANNING.25 - No Vehicle Parking Area. Therefore, impacts would be less than significant.

c-d) The proposal for mini-warehouse will be conditionally compatible with existing and surrounding land uses including commercial buildings, multiple family dwellings, one-family dwellings, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as fencing. No landscaping is proposed along the easterly lot line with existing residences which already have existing landscaping with walls/fencing to minimize any encroachment by potential pedestrians. This easterly area is limited to graveling. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) The project site is located within two miles of a public use airport that would expose people using the project to some airport noise, but the noise level would be less than significant due to commercial nature of the project in compliance with the 2016 CBC.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. 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, On-site Inspection

**Findings of Fact:** The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed project is located within approximately 3,000 feet of Interstate 10 located to the north and 200 feet to Washington Street to the west, but there would no impact due to commercial nature of the project in compliance with 2016 CBC.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not affected by other noise impacts. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Noise Effects on or by the Project**

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for mini warehouse will not substantially increase ambient noise levels due to existing traffic noise along 42<sup>nd</sup> Avenue and Washington Street. No outdoor speakers are proposed. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

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

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

Findings of Fact:

- a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.1 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project will not displace any existing residences due to the commercial nature of the project with one proposed caretaker's residence. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 3 employees as result of the 93,658 square foot mini-warehouse. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area including Bermuda Dunes and City of Palm Desert. Because the increase is so small, there will be no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 3 employees and up to 50 construction jobs. This population increase will not exceed official regional or local population projections and be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not induce substantial population growth in an area since the business would be for mini warehouse with up to approximately 3 employees and up to 50 construction workers. Impacts from the addition of approximately 3 employees or less would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed mini-warehouse will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 42<sup>nd</sup> Avenue with minimum 36-foot wide driveway entrance. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.5 – Gate Entrances) shall be required. Additionally, flammable or explosive materials are prohibited from being stored in the mini-warehouse complex (COA 10.Planning.21- Mini-Warehouse Limits).

Furthermore, the project will not 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. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

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

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to new mini-warehouse buildings (COA 80.Planning.6 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 3 workers who could potentially work at the new mini-warehouse building. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

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

Monitoring: No 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:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.06 acre site which allows commercial land uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along 42<sup>nd</sup> Avenue, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation measures are required

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a mini-warehouse compliance will slightly increase vehicular traffic on the surrounding streets including Washington Street (110' right-of-way) and 42nd Avenue (60' right-of-way) within a commercial and residential area of Bermuda Dunes. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street lights, and sidewalk improvements already built in conformance with the General Plan. The project does require ROW dedication along 42nd Avenue for a 59-foot half width right-of-way (COA 80.Trans.4-ROW Dedication). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be limited to the proposed 12 parking spaces and approximately 15 auto/truck trips per day. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3-TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 12 spaces. With approximate total building square footage of 93,658 square feet for proposed mini-warehouse, and two (2) parking spaces required for every three (3) employees, a minimum of six (6) spaces shall be required, but 12 spaces are proposed to be provided exceeding minimum parking (COA 90.PLANNING.1 Parking Paving Material (CUP 3758). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Bermuda Dunes #121 County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along 42<sup>nd</sup> Avenue or surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.



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

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

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,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (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: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on November 4, 2016. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to grading on previously disturbed land of 5.06 acres. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water (COA 80 E. Health.1 Water & Sewer Will Serve) (CUP 3758), and would result in the expansion of existing water line facilities as the result of the mini-warehouse and desert landscape irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and correspondence, it is anticipated that the project will have sufficient water supplies available for the project. A preliminary desert landscape irrigation plan has been prepared and reviewed by CVWD and the County Transportation Department in accordance with County Ordinance No. 859 and Riverside County Desert Friendly Landscape Guide which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

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

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service (COA 80 E. Health.1 Water & Sewer Will Serve) (CUP 3758) and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed mini-warehouse complex. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed mini-warehouse buildings due to existing sewer lines located along 42<sup>nd</sup> Avenue and Washington Street as indicated by CVWD correspondence dated December 6, 2016. Less than significant impacts are anticipated.

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

Monitoring: No monitoring measures are required.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed mini-warehouse buildings with proposed waste disposal and dumpsters. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste.1-Waste Reporting Form and 90.Waste.2- Recycling Collection Area which includes disposal by local waste hauler. Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the vacant property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along 42<sup>nd</sup> Avenue and Washington Street to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along 42<sup>nd</sup> Avenue. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in a new mini-warehouse complex. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

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

Monitoring: No monitoring measures are required.

**OTHER**

51. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 5.06 acre site for proposed mini-warehouse of approximately 93,658 square feet on 3.64 acre portion. The site is surrounded by existing commercial and residential development such as multiple and single family dwellings and would largely serve traffic and customers who would normally visit this area even without the mini-warehouse. Future

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

development in the immediate vicinity is considered to be limited due to the existing urban development near the intersection of 42<sup>nd</sup> Avenue and Washington Street. Existing commercial centers located at the NE, SE and SW corners have been previously constructed along with existing country club golf course and existing dwellings along Yucca Lane. So impacts as result of the proposed mini-warehouse as in-fill development with anticipated low volumes of activity such as customers who use the mini-warehouse as the units are dormant for long periods of time with no activity, impacts are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 12 parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: CUP 3550  
 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 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

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with 938 total mini-storage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322-square foot caretaker's residence with 600-square foot garage up to 24-feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The project includes a monument sign and wall signage of approximately 30-square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project includes Change of Zone No. 7922 which modifies existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on the entire 5.06-acre property to accommodate the mini-warehouse project.

10. EVERY. 2

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3758 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1, dated July 26, 2017, Exhibit B (elevations), Exhibit C (floor plans), and Exhibit D (preliminary grading).

10. EVERY. 3

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;

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - HOLD HARMLESS (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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



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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS

RECOMMND

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.

In commercial and residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

4.Connect to areas of public accommodation.  
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):  
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:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  - 2.Determines if materials will be sorted on site or mixed.
  - 3.Identifies diversion facilities where material collected will be taken.
  - 4.Specifies that the amount of 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) 486-3200.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - HAZMAT STORAGE

RECOMMND

No storage or allowing storage of hazardous materials shall be allowed in the self storage area. Any business which occupies the suites are subject to the appropriate licensing for the storage or generation of hazardous

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10. GENERAL CONDITIONS

10.E HEALTH. 1           USE - HAZMAT STORAGE (cont.)           RECOMMND  
                          materials.

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 2,250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and building(s) having a fire sprinkler system.

10.FIRE. 3                USE-#20-SUPER FIRE HYDRANT           RECOMMND  
  
Super fire hydrants) (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of the building as measured along approved vehicular travel ways, and spaced in accordance with the California Fire Code.

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  
  
Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

10.FIRE. 6                                   USE-#88A-AUTO/MAN GATES                                   RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7                                   USE\* - NO HAZ MAT                                   RECOMMND

Storage buildings shall not be used for the use, storage, or handling of hazardous materials.

PLANNING DEPARTMENT

10.PLANNING. 1                                   USE - LOW PALEO                                   RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 3 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:

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.



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10.PLANNING. 3                   USE - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

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

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

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 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

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10.PLANNING. 5           USE - FEES FOR REVIEW (cont.)           RECOMMND  
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. 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 conditional use permit shall be limited to the following hours of operation, excepting caretaker's residence: Hours of operation for the office shall be allowed from 8:00 a.m. to 6:00 p.m., with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., Monday through Sunday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10           USE - LIMIT ON SIGNAGE           RECOMMND  
Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11           USE - GEO02528 ACCEPTED           RECOMMND  
County Geologic Report GEO No. 2528, submitted for the project CUP03758, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Facility, SEC Easthaven Road & Sparkey Way, Bermuda Dunes Area, Riverside County, California," dated April 18, 2016. In addition, Sladden has submitted the following response: "Response to County of Riverside Review Comments date December 21, 2016; County Geologic Report No. 2528," dated January 11, 2017, GEO02528 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - GEO02528 ACCEPTED (cont.)

RECOMMND

1.No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.

2.Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."

3.Based on the relatively flat nature of the site, risks associated with debris flows are considered "negligible".

4.Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, risks associated with subsidence are considered "low."

5.Based on our review of groundwater maps of the site vicinity, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".

GEO02528 recommended:

1.Overexcavation should extend to a minimum depth of 2 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.

2.The exposed soil should then be scarified to a depth of 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

3.Conventional shallow spread footings should be bottomed into properly compacted engineered fill material a minimum of 18 inches below lowest adjacent grade.

4.The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

GEO No. 2528 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2528 is hereby accepted for planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 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. 14 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

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

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10.PLANNING. 15           USE - CAUSES FOR REVOCATION (cont.)           RECOMMND  
    shall be subject to the revocation procedures.

10.PLANNING. 16           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. 17           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. 18           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. 19           USE - MINI-WAREHOUSE LIMITS           RECOMMND  
    Mini-warehouse facilities shall be designated and operated  
    for the storage of goods in individual compartments or  
    rooms, which are available for use by the general public on  
    a rental or lease basis. In no case shall storage spaces be  
    used for manufacturing, retail or wholesale selling,  
    compounding, office functions, other business or service  
    uses, or human habitation. Individual storage spaces within  
    a mini-warehouse shall have a maximum gross floor area of  
    500 square feet. The following facilities shall not be  
    permitted in mini-warehouses:

1) No, water, sanitary facilities, or electricity, with  
the exception of lighting fixtures, shall be provided in  
individual storage units.

2) Prefabricated shipping containers shall not be used as  
mini-warehouse facilities.

The following prohibited materials shall not be stored in  
mini-warehouse facilities:

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - MINI-WAREHOUSE LIMITS (cont.) RECOMMND

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 20 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 21 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the Airport Land Use Commission letter dated June 15, 2017, including that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

10.PLANNING. 22 USE - CVWD LETTER RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated December 16, 2017, a copy which is on file with the Riverside County Planning Department.

10.PLANNING. 23 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases 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.

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10.PLANNING. 24 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 25 USE - NO VEHICLE PARKING AREA RECOMMND

No truck, trailer, or other vehicle parking and/or storage shall be allowed at any time within the southwesterly 1.42 acre area to remain vacant and not a part of the mini-warehouse complex. Fencing, curbs or other barriers to vehicle parking and/or storage in this area to prevent access shall be maintained at all times. Should vehicles enter this area, such vehicles shall be promptly removed and the area restored to prevent the emission of dust and blow sand.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as

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10. GENERAL CONDITIONS

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

though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 11 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee 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 guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 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 purveyor; and,

The developer/permit holder is responsible for the



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10.TRANS. 11 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

10.WASTE. 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-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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. 11                  USE - APPROVED WQMP                   RECOMMND  
                                  Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG               RECOMMND  
                                  Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE- BMP CONST NPDES PERMIT               RECOMMND  
                                  Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                  USE - SWPPP REVIEW                   RECOMMND  
                                  Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.) RECOMMND

Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 MTBA PRIOR TO GRADING RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

MTBA PRIOR TO GRADING (cont.)

RECOMMND

through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1

USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3758, 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. 2 USE - REQUIRED CHANGE OF ZONE

RECOMMND

No grading permits or building permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the developement standards of the zones ultimately applied to the property.

60.PLANNING. 3 USE - COC REQUIRED (1)

RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - WATER QUALITY MGMT PLAN RECOMMND

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

60.TRANS. 7 USE - FINAL WQMP RECOMMND

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

60.TRANS. 8 USE-WQMP ACCESS & MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both onsite and offsite property.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

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."

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of the exterior building materials for Planning Department approval. Coloration shall be compatible with the colors contained in APPROVED EXHIBIT A.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 7 USE - LIGHTING PLANS 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 requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 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.

80.PLANNING. 12 USE - REQUIRED CHANGE OF ZONE RECOMMND

No building permits or grading permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and is effective.

80.PLANNING. 13 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.3 is satisfied, this condition shall be considered MET.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12                      USE - LIGHTING PLAN (cont.)                      RECOMMND

Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 16                      USE - UTILITY PLAN                      RECOMMND

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

80.TRANS. 17                      USE - LANDSCAPE PLAN SUBMITTAL                      RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the project is located within a special district such as CFD/CSA/LMD, the developer/ permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 18

USE - LANDSCAPE SECURITY (LS)

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

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

80.TRANS. 20 USE - IMPLEMENT WQMP RECOMMND

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

80.TRANS. 21 USE-ESTABLISH WQMP MAINT ENTIT RECOMMND

A maintenance plan and signed WQMP 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 no later than October 15 each year and rendered fully functional.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 P RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/fatade, 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

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

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND  
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  
Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 2,250 GPM shall be installed within 400 feet of all buildings and storage areas.

90.FIRE. 3                   USE-#12A-SPRINKLER SYSTEM                   RECOMMND  
Install a complete fire sprinkler system per NFPA 13 2013 edition 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.

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 12 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. 2

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4                   USE - INSTALL BIKE RACKS                   RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 6                   USE - TRASH ENCLOSURES                   RECOMMND

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block 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. 7                   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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 3758 has been calculated to be 3.64 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 8 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3758 calculated to be 3.64 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 10 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 12 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 13 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

TRANS DEPARTMENT

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.
2. Letter establishing interim energy account from SCE, IID 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - IMPROVEMENTS RECOMMND

A hardscape raised center median shall be designed and installed along 42nd Avenue. The center median shall be designed and constructed just to the west of proposed driveway to facilitate full (right & left) turning movements at the project driveway. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

Easthaven Road shall be improved in accordance with County Standard No. 105, Section "C" to provide full-width improvements to Sparkey Way as approved by the Transportation Department.

90.TRANS. 12 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. 18 USE - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18 USE - IMP PLANS (cont.) RECOMMND

and Guidelines from the Transportation Department  
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 21 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

90.TRANS. 23 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 24 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 25 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) 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 component.

Upon successful completion of the installation inspection, the applicant will arrange schedule for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of



09/27/17  
13:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 43

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25                   USE - LANDSCAPE INSPECTION RQM (cont.)                   RECOMMND

occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the 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. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 26                   USE-COMPLY WITH LNDSCP/IRRGTN                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect 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 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. 27                   USE - WQMP COMPLETION                   RECOMMND

Prior to Building Final Inspection, the project proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

09/27/17  
13:51

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 44

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 28                      USE - WQMP REGISTRATION                      RECOMMND

Prior to Building Final Inspection, the project proponent is required to register the project's BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1                      USE - WASTE REPORTING FORM                      RECOMMND

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

90.WASTE. 2                      USE - RECYCLNG COLLECTION AREA                      RECOMMND

Prior to final building inspection, the applicant shall 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.

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



## 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 Lennon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.com](http://www.rcaluc.com)

June 15, 2017

Mr. Jay Olivas, Urban/Regional Planner IV  
Riverside County Planning Department – Desert Office  
77-588 El Duna Court, Suite H  
Palm Desert CA 92260

## RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1069BD17  
Related File Nos.: CZ7922 (Change of Zone), CUP03758 (Conditional Use Permit)  
APNs: 607-130-010

Dear Mr. Olivas:

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07922 (Change of Zone), a proposal to change the zoning of a 0.6-acre portion of a 5.06-acre property (Assessor's Parcel Number 607-130-010) located northerly of Avenue 42 (also known as 42<sup>nd</sup> Avenue), easterly of Washington Street, and westerly of Yucca Lane from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial), **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP03758 (Conditional Use Permit), a proposal to develop a 93,681 square foot self-storage facility consisting of seven self-storage buildings, a 634 square foot management office, and a 1,322 square foot resident manager's dwelling with a 600 square foot garage on a 3.64-acre portion of the property, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

## CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. 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 Western Coachella Valley Area Plan:
  - (a) Any use or activity 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 or activity 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 or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
  4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. This project has been evaluated as 91,125 square feet of self-storage, 634 square feet of office, and a 1,122 square foot resident managers unit with a 600 square foot garage. Any increase in building area, increase in building height, or change in use will require review by the Airport Land Use Commission.

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

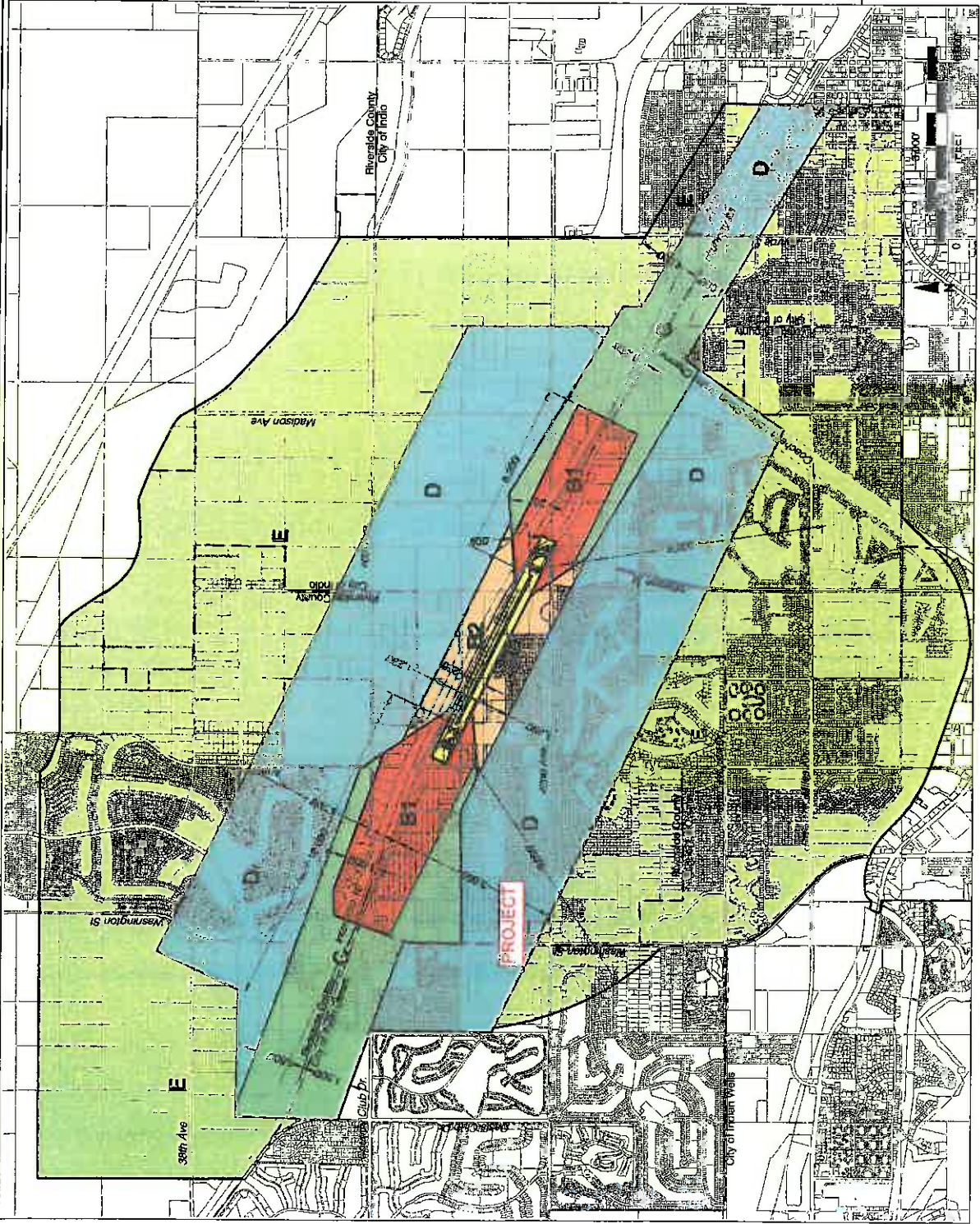
Attachments: Notice of Airport in Vicinity

cc: Greg Bever, BLP Desert/Polk Meadows (applicant/landowner)  
Robert Berriman, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1069BD17\ZAP1069BD17.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - - - City Limits

**Note**  
 Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

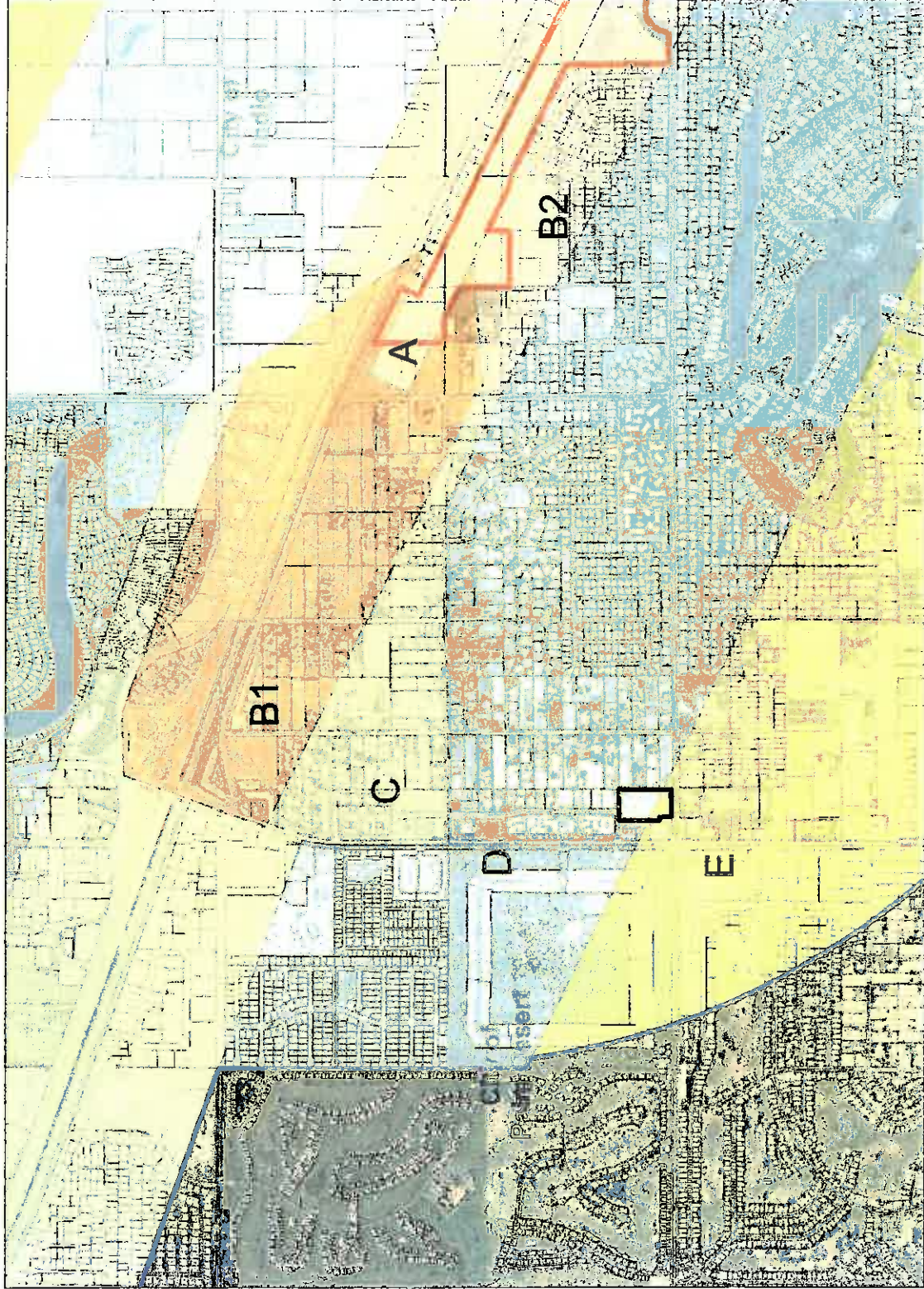
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Use Document  
 (Adopted December 2004)

Map BD-1

**Compatibility Map**  
 Bermuda Dunes Airport

# My Map



## Legend

- Airports
- AIA

## Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

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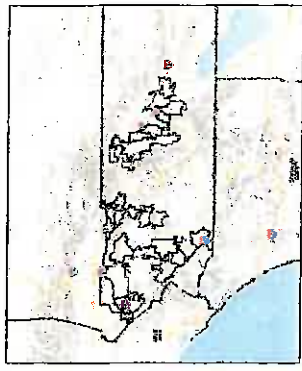
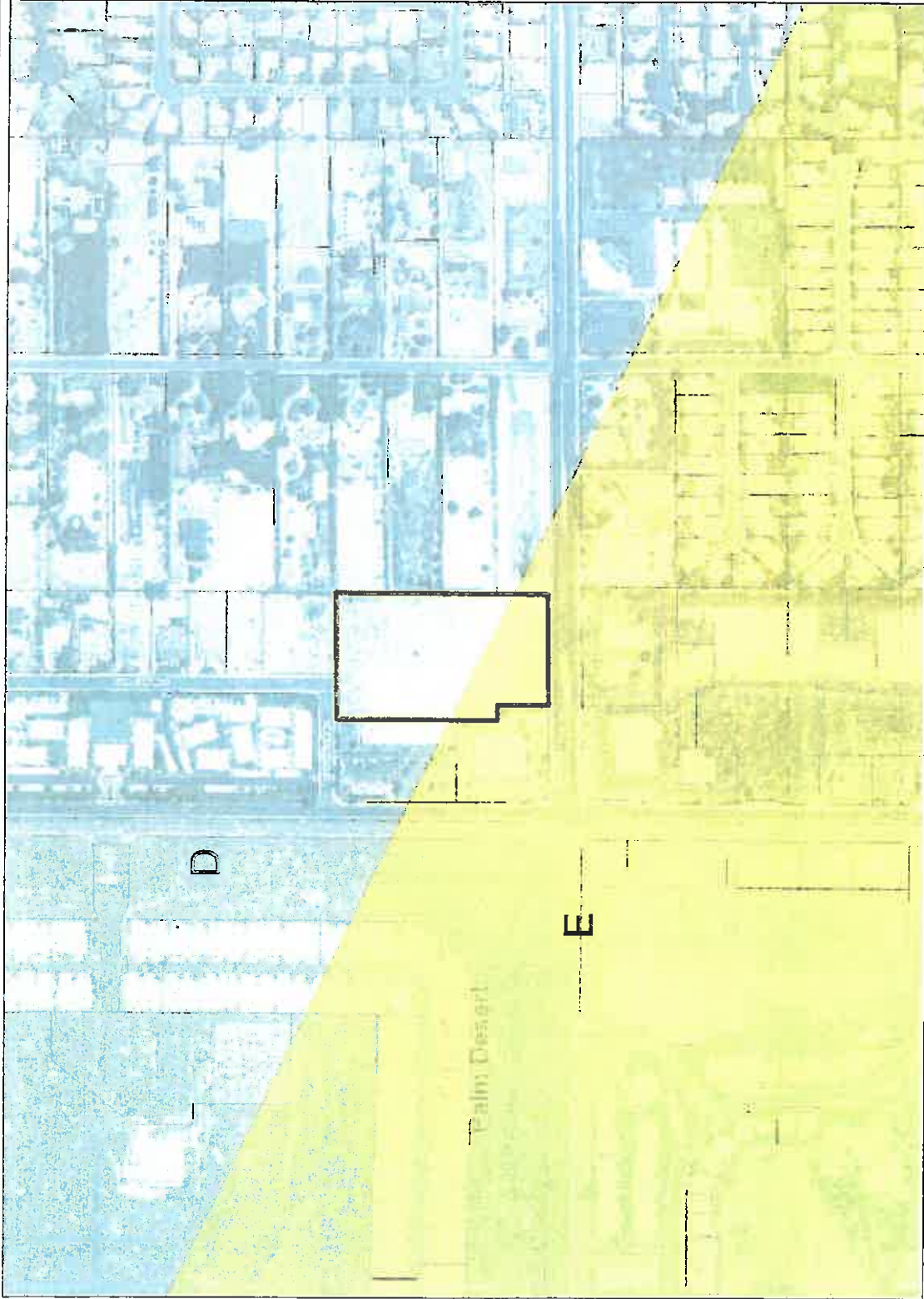
4,387 Feet

2,194



0

# My Map



## Legend

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A**
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2**
- B2-EXC1
- C**
- C1**
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2**
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

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1,097 Feet

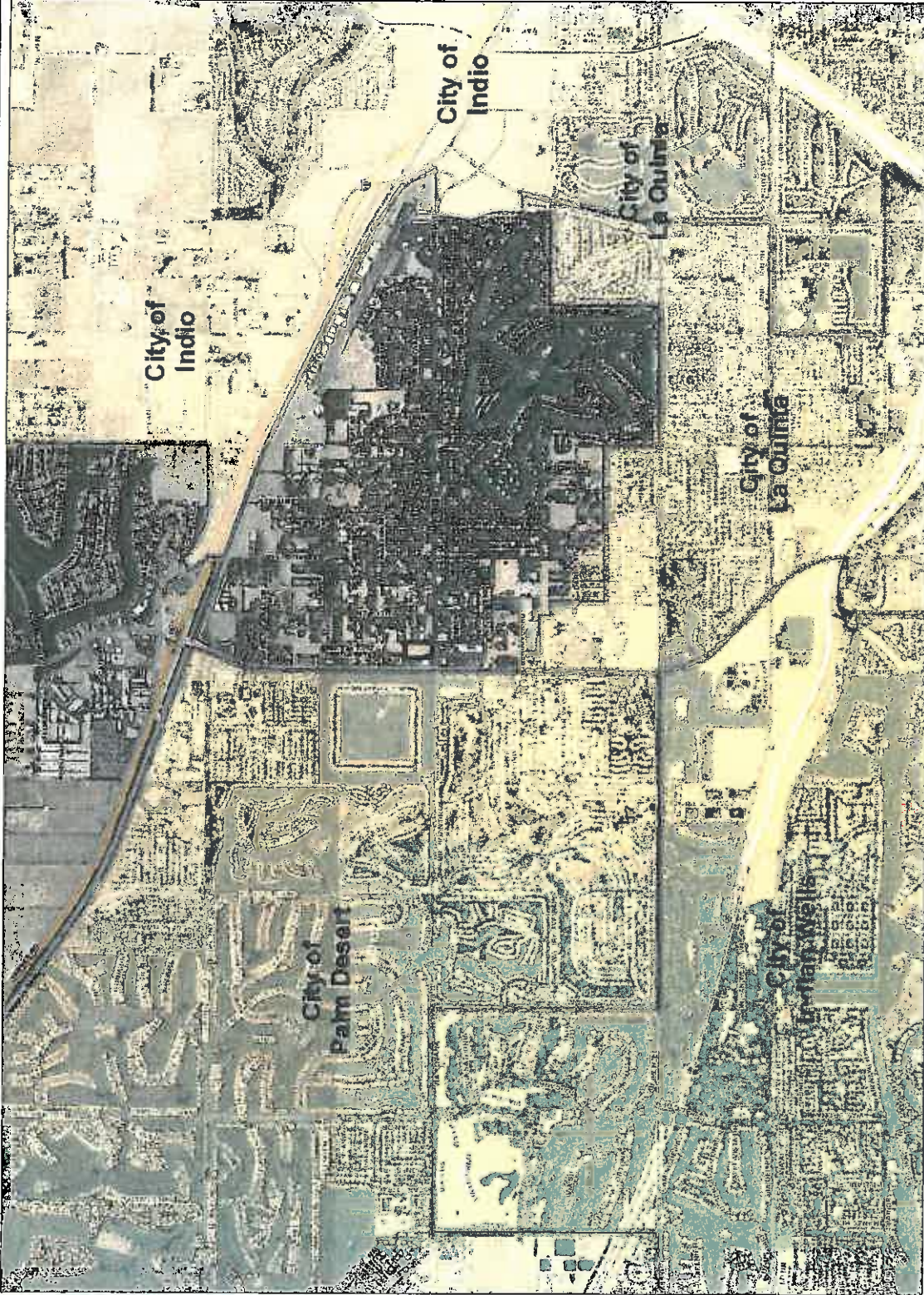


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
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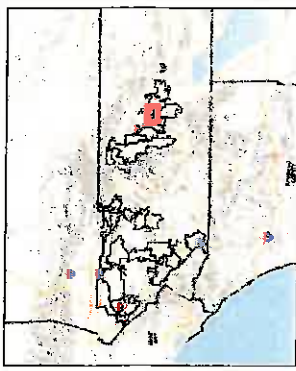


# My Map



## Legend

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



## Notes

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



0 4,387

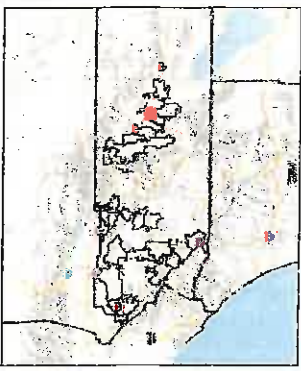
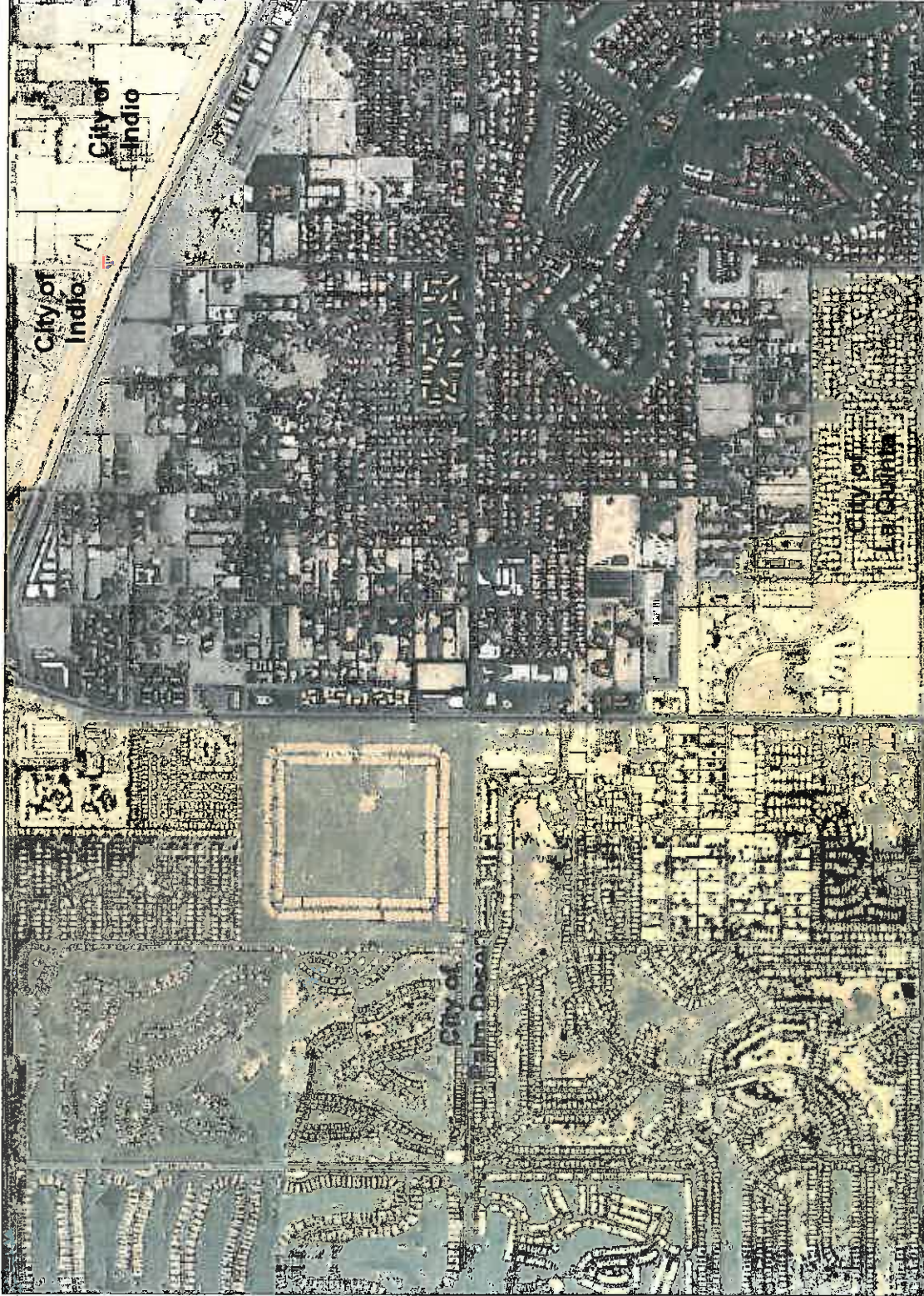
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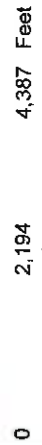


## Legend

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

## Notes

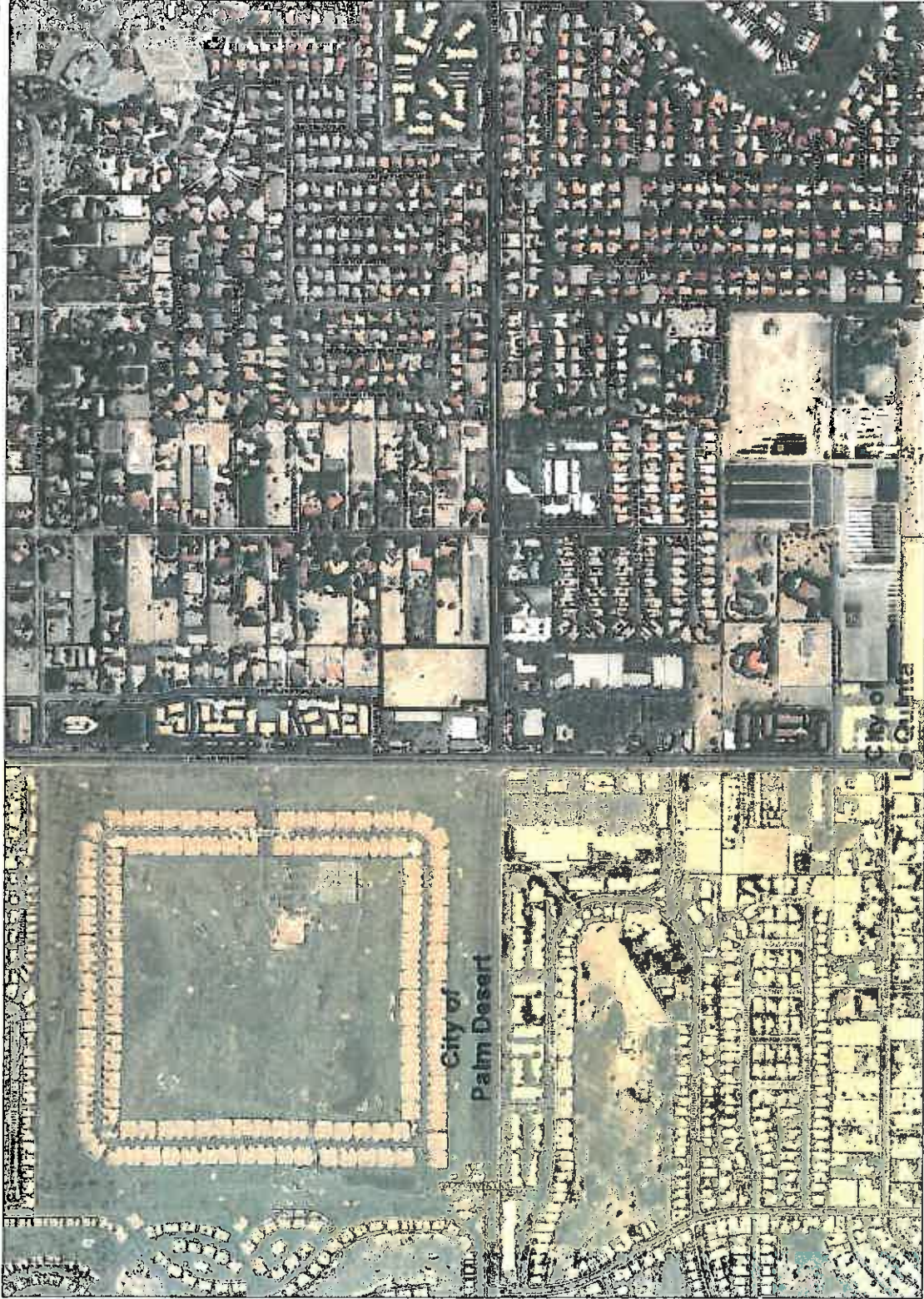
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# My Map



## Legend

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

## Notes

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0 1,097

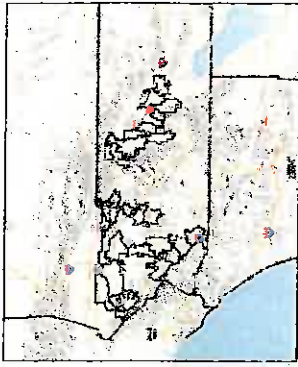
2,194 Feet



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# My Map



## Legend

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

## Notes

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0 548

1,097 Feet



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**PARENT LEGAL:**

THE LAND IS SHOWN AS REMAINDER OF TRACT OF 26938-1 AS SHOWN BY MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, IN TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF:

EXCEPTING THEREFROM THE WESTERLY 40 FEET THEREOF LYING WITHIN WASHINGTON STREET;

ALSO EXCEPTING THEREFROM THE SOUTHERLY 30 FEET THEREOF LYING WITHIN 42ND AVENUE.

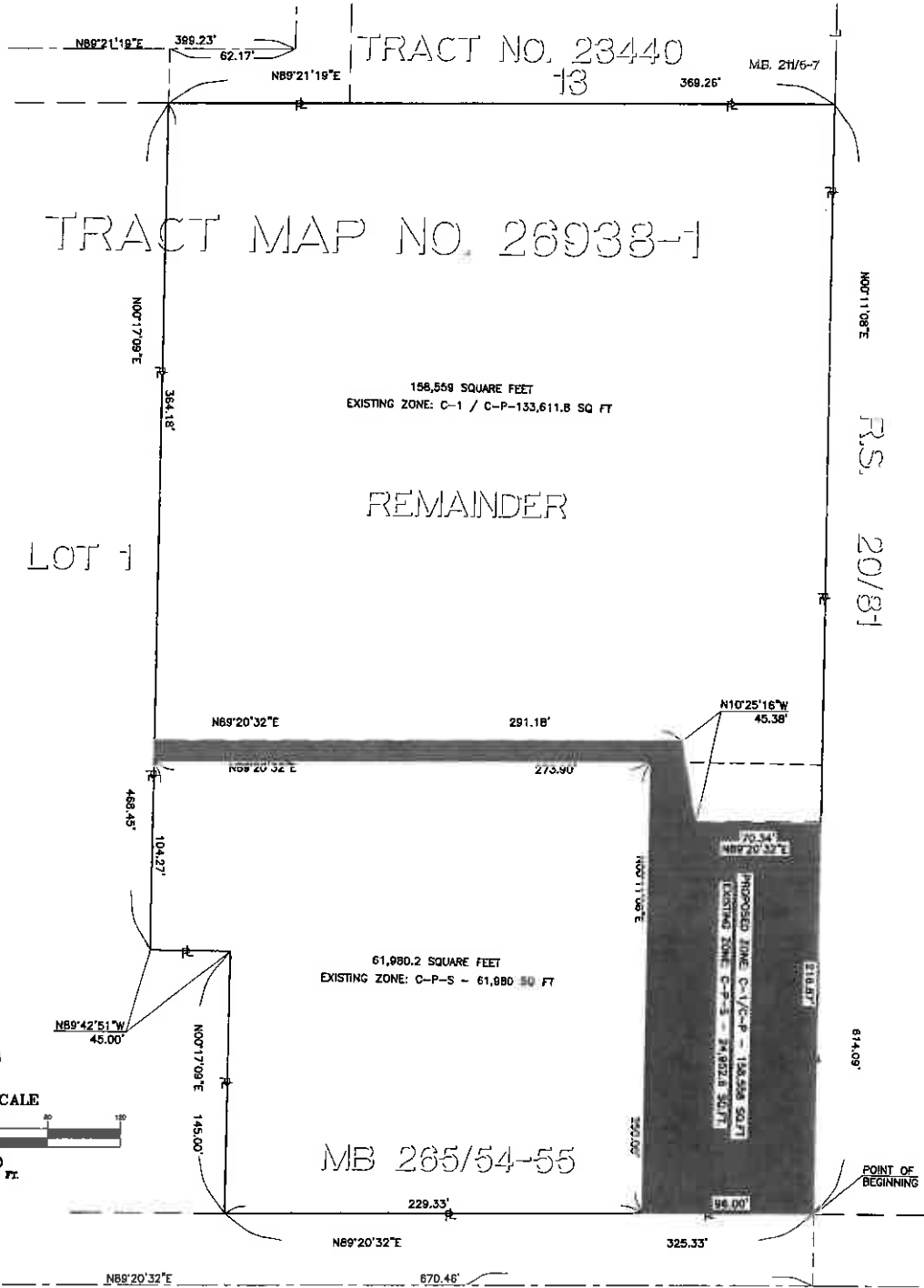
ALSO EXCEPTING THEREFROM LOTS 1, A AND B OF TRACT 26938-1 AS SHOWN BY MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 607-130-010-6

**NEW LEGAL:**

BEING A PORTION OF THAT CERTAIN PARCEL SHOWN AS REMAINDER ON TRACT MAP 26938-1 SHOWN ON A MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL, SAID POINT BEING ON THE NORTHERLY LINE OF LOT B OF SAID MAP; THENCE NORTH 00°11'08" EAST ALONG THE EASTERLY LINE OF SAID REMAINDER PARCEL 216.87 FEET; THENCE SOUTH 89°20'32" WEST 70.34 FEET; THENCE NORTH 10°25'16" WEST 45.38 FEET; THENCE SOUTH 89°20'32" WEST 291.18 FEET TO THE WESTERLY LINE OF SAID REMAINDER PARCEL; THENCE SOUTH 00°11'08" WEST ALONG SAID WESTERLY LINE 11.59 FEET; THENCE NORTH 89°20'32" EAST PARALLEL TO THE SOUTHERLY LINE OF SAID PARCEL 273.50 FEET; THENCE SOUTH 00°11'08" WEST PARALLEL TO THE EASTERLY LINE OF SAID REMAINDER PARCEL 250.00 FEET TO THE SOUTHERLY LINE OF THE REMAINDER PARCEL AND THE NORTHERLY LINE OF LOT B; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°20'32" EAST 96.00 FEET TO THE POINT OF BEGINNING.



**SHEET TITLE**  
ZONING EXHIBIT

**PROJECT**  
APN: 607-130-010

**JOB NO.** 16-001ZONE EX

**DATE** 6/14/16

**SCALE** 1" = 40'

**DRAWN** G. A. G.

**CHECKED** C. J. Q.

**PROJECT OWNER**  
**ANACAL ENGINEERING COMPANY**  
CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA  
92805 PHONE: (714) 774-1763 FAX: (714) 774-4890  
E-MAIL ADDRESS: anacal@anacalengineering.com  
WEB SITE: anacalengineering.com

REVISIONS			
NO.	DESCRIPTION	DATE	APP'D

**ANACAL ENGINEERING COMPANY**

**SHEET NO.** 1 of 1











1071 NEWPORT BLVD.  
COSTA MESA, CA 92626  
949.440.0000  
STUDIO@JCMANN.COM

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PROJECT  
**LUNDIN DEVELOPMENT CO.**

16400 PACIFIC COAST  
HUNTINGTON BEACH, CA 92649  
(562) 592-8950  
CRAIG@LUNDIN.COM  
MR. GREG GUY  
MR. GREG BEVE

PROJECT TITLE  
**STORQUEST SELF-STORAGE**



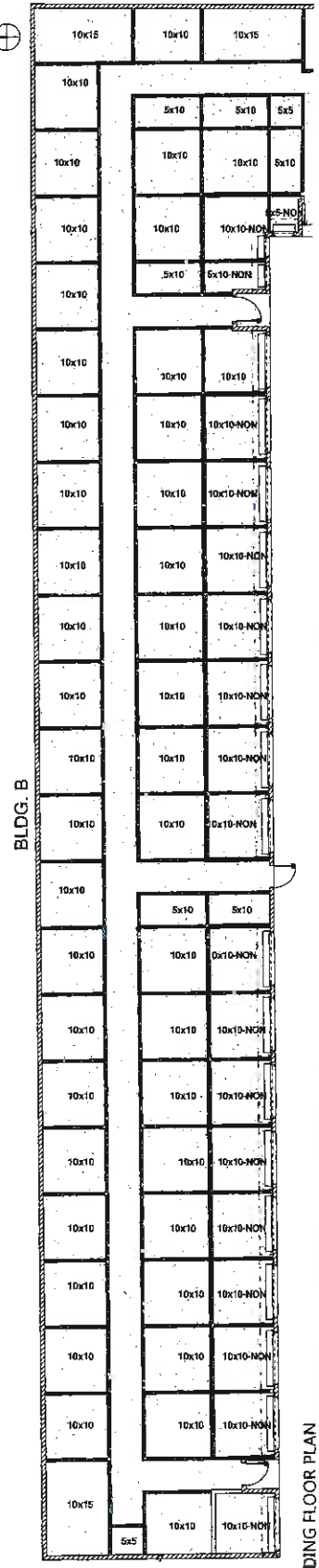
42100 AVENUE & WASHINGTON  
STREET BERHAMA DUNES, CA

SHEET TITLE  
**BLDG-A-B**

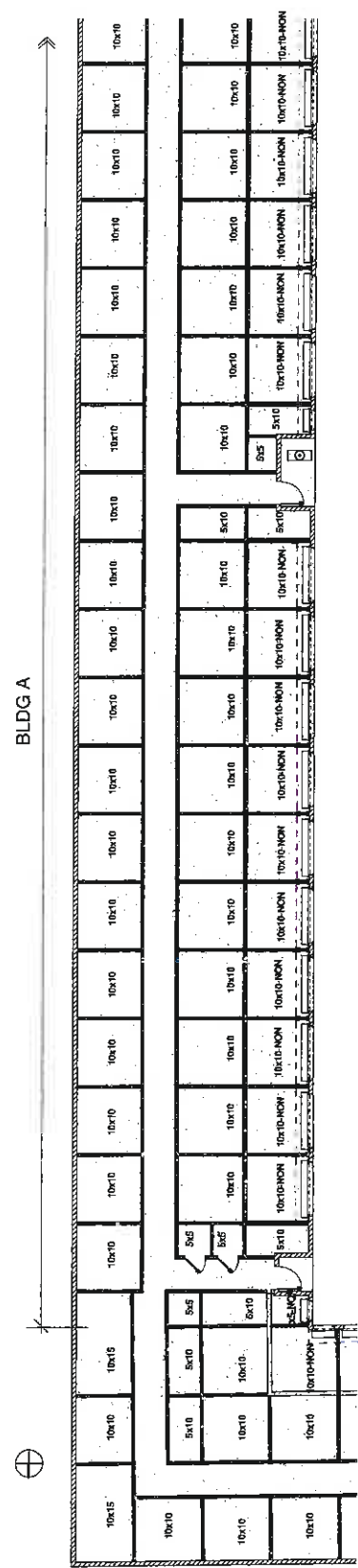


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JOB NUMBER	201902
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REVISION	
DESCRIPTION	
DATE	
BY	
CHECKED	
DATE	
BY	
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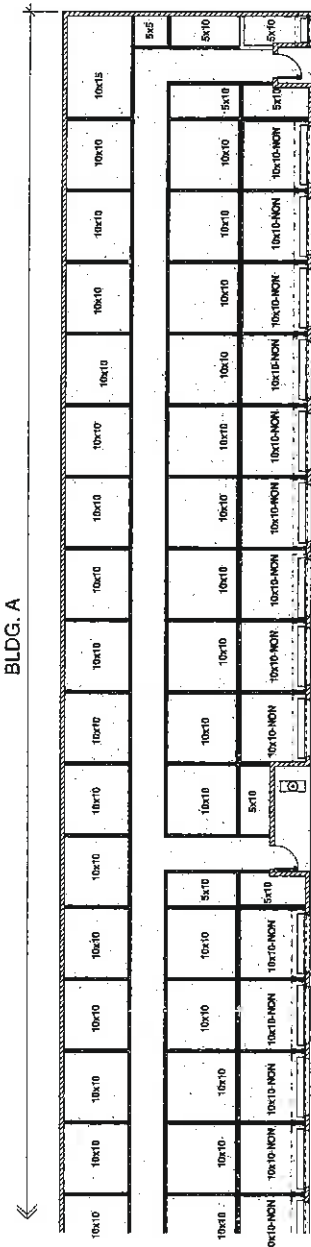
A3



BUILDING FLOOR PLAN



BUILDING FLOOR PLAN



BUILDING FLOOR PLAN

UNIT MIXES

UNIT TYPE	AREA (SQ FT)	PERCENTAGE	TOTAL COUNT
10x10	100	10%	10
10x10-NON	100	10%	10
5x10	50	5%	5
5x5	25	2.5%	2.5
TOTAL	1000	100%	100

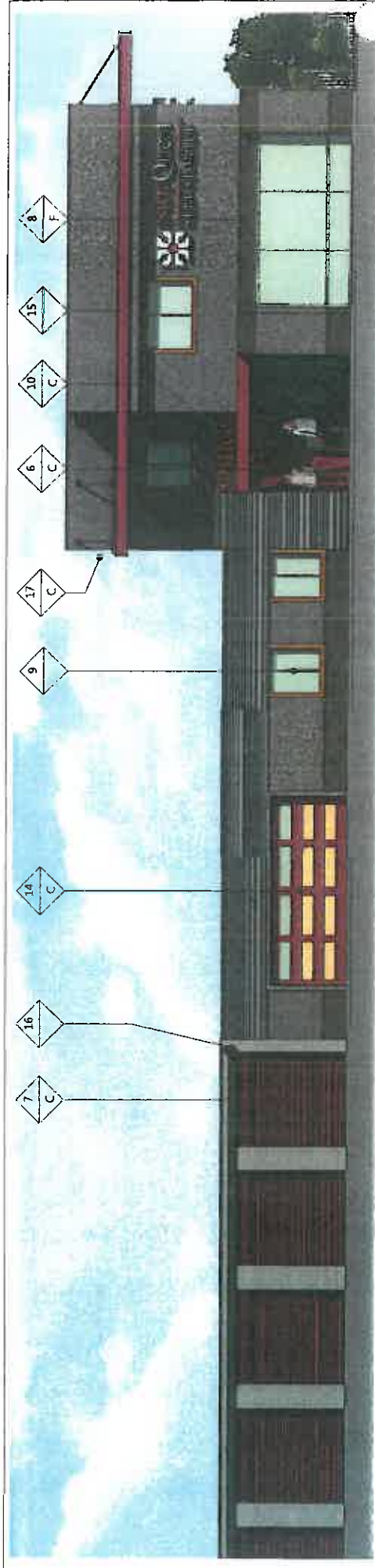
UNIT MIXES

NOTE: UNIT WITH LETTER 'N' OR 'NON' INDICATES NON-CONDITIONED. OTHER UNITS TO BE AIR-CONDITIONED.

3

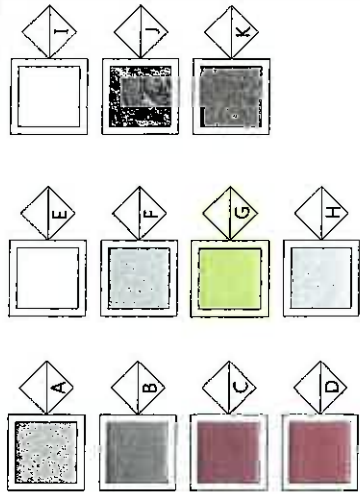
2

1



#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRUSTRY TAN SW6087
2	CMU WALL PRECISION FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTHATCH SW6088
3	CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSTICE RED SW6871
4	3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DAITILE VERMILLION ODM1
5	3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6	EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7	EXTERIOR METAL ROLL-UP DOOR	21		G	WASHABI GREEN
8	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9	WINDOW OK SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7008
10	7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0" H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11	STEEL BEAM WITH TEXT " OFFICE" AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1 1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				

FINISH MATERIAL COLOR SAMPLES



**LUNDIN DEVELOPMENT CO.**  
 OWNER  
 16400 PACIFIC COAST HIGHWAY, SUITE 207  
 HUNTINGTON BEACH, CA 92649  
 (562) 592 6050  
 CONTACT:  
 MR. HERB LUNDIN  
 MR. GREG BEVER

**StorQuest**  
 ARCHITECT  
 42 ND. & WASHINGTON  
 BERMUDA DUNES, CA

*J. Craig Mann*  
 ARCHITECT  
 JCRAGM@GMAIL.COM  
 STUDIOJCM@GMAIL.COM



OWNER

## LUNDIN DEVELOPMENT CO.

16400 PACIFIC COAST HIGHWAY, SUITE 207  
HUNTINGTON BEACH, CA 92649  
(562)-592-6050

CONTACT:

MR. HERB LUNDIN  
MR. GREG BEVER



*J. Craig Mann*

ARCHITECT

JCRAIGM@GMAIL.COM  
STUDIOM.JCMA@GMAIL.COM



42 ND. & WASHINGTON  
BERMUDA DUNES, CA



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

John P. Powell Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

Jim Barrett, General Manager  
Robert Cheng, Assistant General Manager  
Sylvia Bermudez, Clerk of the Board

December 8, 2016

Best Best & Krieger LLP, Attorneys

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 050707-3  
PZ 16-7622

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3758, StoreQuest Self-Storage  
at 42<sup>nd</sup> and Washington Street, APN 607-130-010

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

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

All stormwater facilities within this development shall be privately owned and operated by the developer or successors in interest. These facilities shall be maintained to accommodate the 100-year flood event.

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

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

Plans for stormwater facilities shall be submitted to Coachella Valley Water District (CVWD) for review.



The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

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

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor, Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A, Indio, CA 92201

Lundin Development Co.  
16400 Pacific Coast Highway, Suite 207  
Huntington Beach, CA 92649

RM: j/ENG/DEV SVCS/2016/DEC/DRL PZ 16-7622 StoreQuest Self-Storage.docx



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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 December 4, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 – EA42949 – Owner/Applicant:** Lundin Development Co. – **Representative:** Greg Beaver – 4<sup>th</sup> Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – **Commercial Retail (C-R) – Location:** North of Avenue 42, east of Washington Avenue, west of Yucca Lane – 5.0 Gross Acres – **Zoning:** C-P-S & C-1/C-P –

**REQUEST:** Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rctlma.org](mailto:Jolivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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Project Aerial

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 2016

Morongo Cultural Heritage Program  
Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, [JOlivas@rctlma.org](mailto:JOlivas@rctlma.org)

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Palm Desert, California 92211  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 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 (CUP03758, EA42949)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 2016

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Tribal Chairman  
46-200 Harrison Place  
Coachella, CA 92236

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 2016

Ramona Band of Cahuilla  
Joseph D. Hamilton  
Chairman, Ramona Band of Cahuilla  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

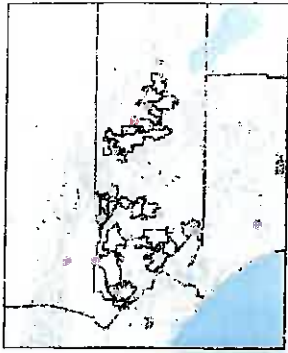
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CUP03758



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

**Notes**

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

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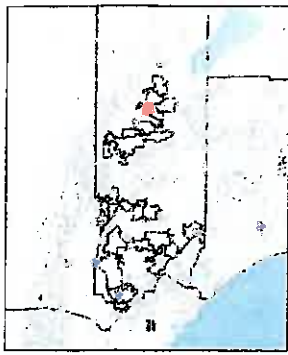
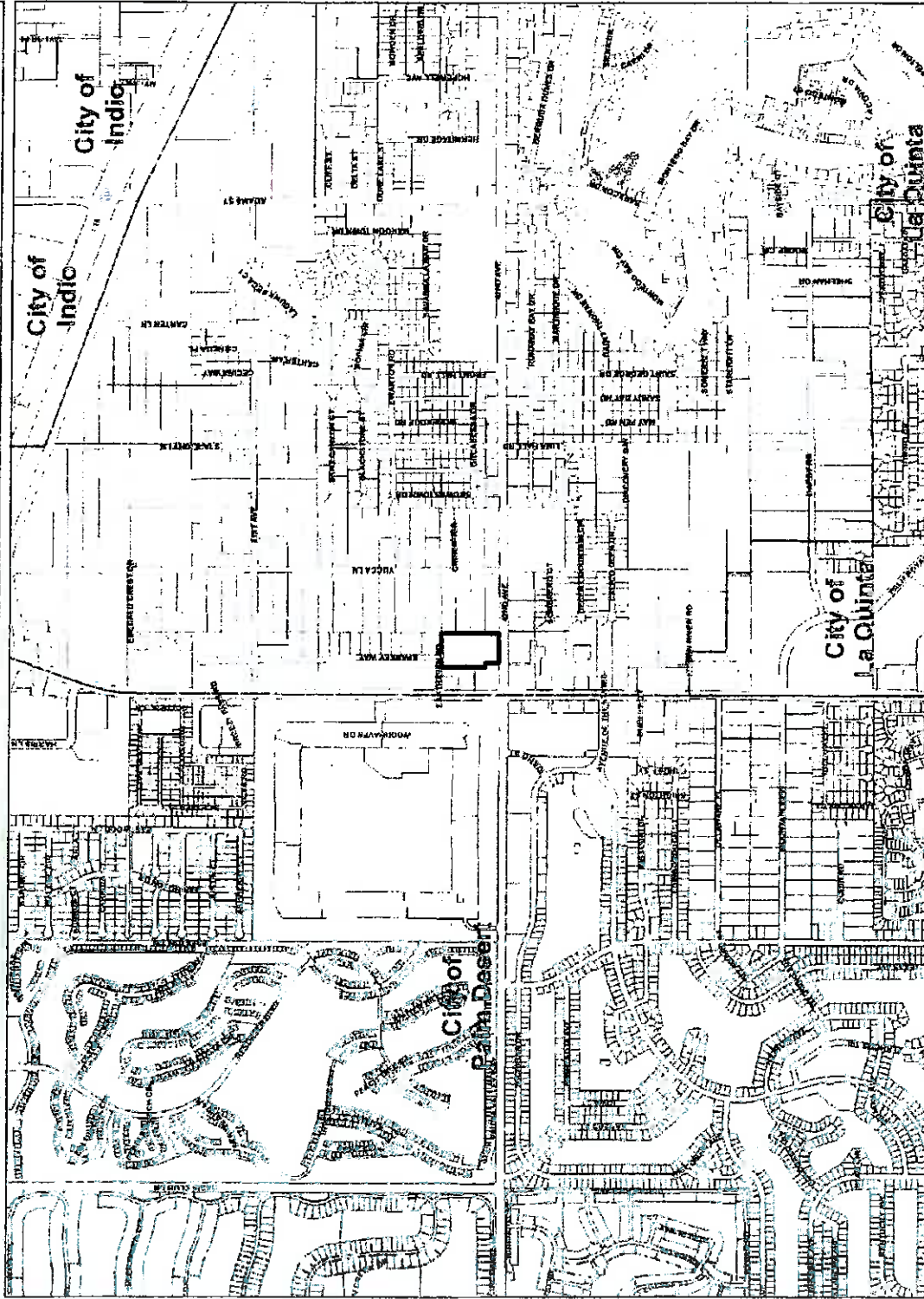
1,058 Feet



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CUP03758



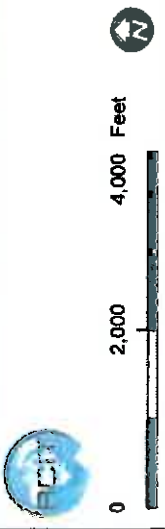
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- City Boundaries
  - Cities
  - roads
  - anno
  - highways
  - HWY
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"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate 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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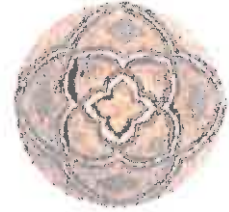
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# AGUA CALIENTE BAND OF CAHUILLA INDIANS

Tribal Historic Preservation Office



03-006-2016-027

December 07, 2016

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: CUP 03758, EA 42949**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 03758, EA 42949 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). **Since this action does not have the potential to impact cultural resources, we have no concerns at this time.** 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 [acbc-thpo@aguacaliente.net](mailto:acbc-thpo@aguacaliente.net).

Cordially,

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



# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 17, 2016

**CERTIFIED MAIL # 7015 0640 0003 3939 8079  
RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03758, EA42949)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03758, EA42949. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. The project lies 6 miles from a culturally sensitive area and is within the Chemehuevi Traditional Use Area. For these reasons the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

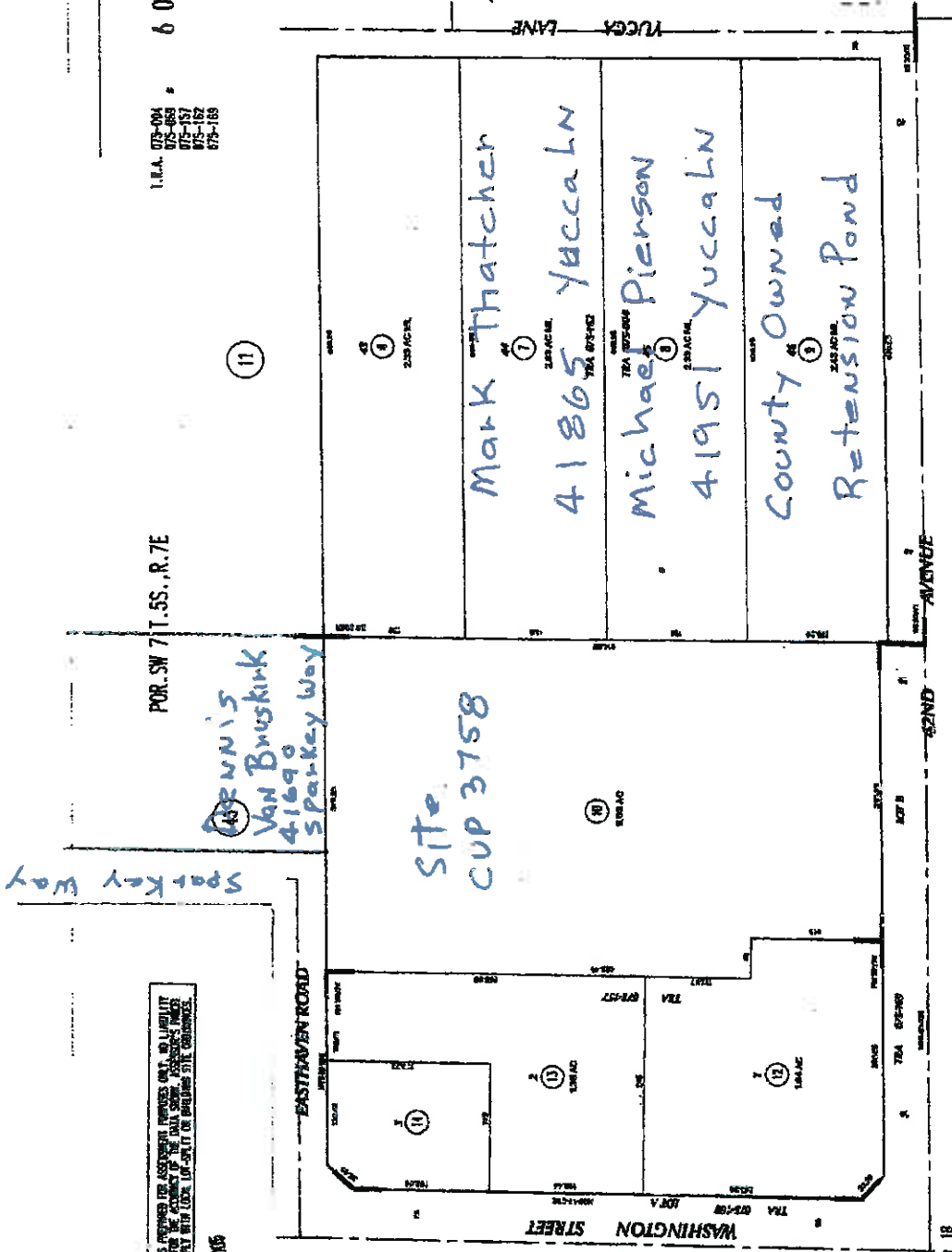
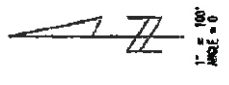
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE QUALITY OF THE INFORMATION. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE QUALITY OF THE INFORMATION.

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ASSESSOR'S MAP EX. 607 PG. 13  
Huerfano County, Calif.

Mr Jay Olivas, Urban Regional Planner IV  
Riverside County Planning Department  
77-588 Duna Court, Suite H  
Pam Desert, Ca 92211

[jolivas@rctima.org](mailto:jolivas@rctima.org)

Subject: Change of Zone No 7922, Conditional Use Permit No. 3758

I am a private property owner directly behind the proposed project. I, along with all of my neighbors abutting this proposed self-storage, have reviewed the plans and fully support this project and recommend approval subject to the following.

1. Landscape be limited to decomposed granite (DG) or other suitable ground cover within the 20" setback area along the south and east property line of the development, which is directly in back of my property.

Our reasoning behind this a couple things.

A. All of us have existing block walls or fencing with dense plant screening along our property lines so any landscaping within this setback area would not be visible or provide any additional screening from the proposed buildings than we already have in place;

B. We have an ongoing homeless problem in our area, specifically in the open lot the project will be built on. Landscaping within the confined area would be an attractive nuisance and provide potential cover for homeless nesting. Keeping it clear and limited to DG ground cover will maintain line of sight visibility and be a deterrent to undesirable homeless activity, not to mention a security risk.

Regards,  
Michael Pierson  
41951 Yucca Lane  
Bermuda Dunes, Ca 92203  
818-943-5814

Subj: RE: CUP 3758, StorQuest, Bermuda Dunes  
Date: 3/17/2017 10:46:49 A.M. Pacific Daylight Time  
From: [JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)  
To: [vanclan8@hotmail.com](mailto:vanclan8@hotmail.com), [mwthatch@gmail.com](mailto:mwthatch@gmail.com), [GWB964@aol.com](mailto:GWB964@aol.com)  
CC: [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG), [RWright@rivcoeda.org](mailto:RWright@rivcoeda.org)

Mr. VanBuskirk,

Thank you for sharing your opinion on this project. I will share your comments with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

From: Dennis VanBuskirk [mailto:[vanclan8@hotmail.com](mailto:vanclan8@hotmail.com)]  
Sent: Tuesday, March 14, 2017 9:57 PM  
To: Pradetto, Joe <[JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)>; [mwthatch@gmail.com](mailto:mwthatch@gmail.com); [GWB964@aol.com](mailto:GWB964@aol.com)  
Subject: Re: CUP 3758, StorQuest, Bermuda Dunes

Mr. Pradetto. My name is Dennis VanBuskirk, owner of the property 41690 Sparkey Way, BD, next door to the proposed Storage Facility. I too would like to give our approval of this project and like to say that my wife and I agree with our neighbor Mark Thatcher. That is to allow the building of the storage facility. The lack of traffic and extra security that it will provide, brings us the assurance that this would be the best option for our neighborhood, in place to any retail or and other residential or commercial property. We literally live next door to the proposed storage facility and most likely be the most affected, so I believe that what we say should hold much weight.

If you would like to speak with us regarding this matter, I can be reach at 760-333-1914

Sincerely,

Dennis VanBuskirk  
Rachelle VanBuskirk

**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.

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[County of Riverside California](#)

Subj: **RE: CUP 3758, StorQuest, Bermuda Dunes**  
Date: 3/17/2017 10:48:34 A.M. Pacific Daylight Time  
From: [JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)  
To: [mwthatch@gmail.com](mailto:mwthatch@gmail.com), [GWB964@aol.com](mailto:GWB964@aol.com)  
CC: [herb@luko.com](mailto:herb@luko.com), [RWright@rivcoeda.org](mailto:RWright@rivcoeda.org), [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG)

Mark,

Thanks for your comments. I will share them with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

**From:** Mark Thatcher (<mailto:mwthatch@gmail.com>)  
**Sent:** Monday, March 13, 2017 11:00 AM  
**To:** [GWB964@aol.com](mailto:GWB964@aol.com)  
**Cc:** Pradetto, Joe <[JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)>; [herb@luko.com](mailto:herb@luko.com); Wright, Robert <[RWright@rivcoeda.org](mailto:RWright@rivcoeda.org)>  
**Subject:** Re: CUP 3758, StorQuest, Bermuda Dunes

Joe

Hope all is well

Please let me know how I can help in getting the project approved.

Here is the email I sent previously. I know that all of the neighbors most directly effected do not have a problem with the project.

Let me start by apologizing for not being at the meeting last night. I got stuck in Seattle at the airport, was supposed to be home by 3pm and did not land until 9pm.

I live directly in front of the planned storage units, and they will have the most effect on me and my next door neighbors. ([41865 Yucca Lane](#))

I do not understand what the problem with this project is. None of the homes in the immediate vicinity of the project have a problem with it going forward. The people that will be most affected have no problem, not sure why others who are much less effected would have a problem? We like it for many reason, but the one that I believe we come back to, is what is the alternative to storage units? I can not think of many alternatives that will give us more security, less traffic and less noise. I believe it is even better than having an empty lot there.

The only concern that we have, is that we DO NOT want any vegetation or plants in the easement because we do not want to have vagrants back there. When we brought this concern up to Herb and Greg, they understood and agreed to help us overcome this concern with the county.

Again, I wish I could have made it to the community meeting but the weather in Seattle made that impossible. I have talked to my neighbors that surround the project and too a person, they are OK with the project and look forward to it being built. Please let me know how I can help to get this project done.

Thanks  
Mark Thatcher

**Bermuda Dunes Community Council Agenda**  
**6:00 p.m. Thursday, February 9, 2017**  
Bermuda Dunes Community Center 78-400 Avenue 42, Bermuda Dunes, CA 92203

- I. **Pledge of Allegiance**
- II. **Roll Call**
- III. **Approval of the Minutes**
- IV. **Election of Vice Chair**
- V. **Councilmember Reports and Comments**
- VI. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
  1. Office of Supervisor John J. Benoit – Joe Pradetto, 760-863-8211, [jpradetto@rcbos.org](mailto:jpradetto@rcbos.org)
  2. **Sheriff's Department** – Lt. Michael Manning, 760-863-8990, [mmanning@riversidesheriff.org](mailto:mmanning@riversidesheriff.org)
  3. CAL Fire – Battalion Chief Eddy Moore, 760-540-1878, [eddy.moore@fire.ca.gov](mailto:eddy.moore@fire.ca.gov)
  4. Code Enforcement – Brenda Hannah, 760-393-3344, [bhannah@rctlma.org](mailto:bhannah@rctlma.org)
  5. Desert Recreation District – Manny Marrujo, 760-347-3484, [mmarrujo@drd.us.com](mailto:mmarrujo@drd.us.com)
  6. CHP – Officer Phil Watkins, 760-772-8911, [pwatkins@chp.ca.gov](mailto:pwatkins@chp.ca.gov)
  7. Bermuda Dunes Airport – Bob Berriman, 760-345-2558, [rberiman@bermudadunesairport.org](mailto:rberiman@bermudadunesairport.org)
  8. Other Departments
- VII. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
  1. Project: CBS Radio Permit Application for Coachella Party
    - a. **Background:** Last year CBS Radio applied for and was granted a permit to host a private party during the first weekend of Coachella with the support of the Bermuda Dunes Community Council. CBS Radio conducted the party successfully with no reported concerns to county staff. The applicant is returning to do the party for its second year. EMT and lifeguards onsite as well as full security. All guest to be shuttled to and from the event. Restrooms, food and water to be provided onsite for all guests.
    - b. **Location:** 79135 Avenue 41, Bermuda Dunes, CA 92203 (APN – 607-270-011-0)
    - c. **Dates:** April 15, 16 & 17, 2016 (day time activities only)
    - d. **Estimated attendance:** 200-250 guests
    - e. **Applicant:** CBS Radio, Adrian Garcia, 818-599-6622
  2. Project: Bermuda Dunes Townhomes
    - a. **Background:** The proposed project is to build up to 33 single family attached townhomes with attached two-car garages for each unit. Each townhome will be approximately 1,600 SF and have three (3) bedrooms and two and a half (2.5) baths. The presentation to council is for feedback purposes only.
    - b. **Location:** 41900 Yucca Ln, Bermuda Dunes CA 92203 (APN – 607-141-039)
    - c. **Current Zoning:** R – 1
    - d. **Proposed Zoning:** r – 3, which is consistent with the General Plan designation
    - e. **Dwelling Units Per Acre (DUA):** The project will have no more than 14 Units per acre. The density allowed per the GP designation is 14 DU/Acre. The density allowed per the R-3 Zoning is 1 Unit Per 3000 SF of land which equals 14.5 DU/Acre
    - f. **Applicant:** Bridge Financial Advisors, Jim Osterling, [jimo@bridgeadvisorsllc.com](mailto:jimo@bridgeadvisorsllc.com), 626-818-0850, Owner, Hunter Simmons, [hunters@bridgeadvisorsllc.com](mailto:hunters@bridgeadvisorsllc.com), 626-375-4960, Analyst

3. Project: CUP 3758, StorQuest self storage. NEC Washington & Ave 42
  - a. **Background:** The CUP is for approximately 91,125 s.f. of single story self-storage development comprised of nine buildings of up to 13 feet high. In addition the project includes a separate 634 s.f. office with 12 customer parking spaces, 1,322 s.f. resident manage apartment and 600 s.f. garage up to 24 feet in height. Total building area is approximately 93,658 s.f.. Change of zone is minor, and entails a small, .06 ac portion of the approximate 3.64 development from C-P-S (scenic commercial) to C-1/C-P to make the zoning consistent for the entire self storage development. There is approximately 1.4 acres along Ave 42, adjacent the development that is not part of this application that will remain vacant for future development yet to be determined. A similar project was previously approved in 2007 but never built.
  - b. **Location:** 42 Ave, Bermuda Dunes CA 92203 (Behind Rite Aid) (APN – 607-130-010)
  - c. **Current Zoning:** C-P-S to C-1/C-P
  - d. **Proposed Zoning:** Change C-P-S portion (.06 acres) to C-1/C-P
  - e. **Applicant:** Greg Bever, [GWB964@aol.com](mailto:GWB964@aol.com), 714 932 3190

VIII. **Public comments:** All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

IX. **Agenda Items for next meeting**

X. **Adjourn meeting**

2017 meeting schedule: Jan 12, Mar 9, May 11, Sept 14, Nov 9 (Additional meetings may be added if needed). Please visit Supervisor Benoit's Web site to access more information: [www.RivCo4.org](http://www.RivCo4.org)

If you would like to get agenda's and other important meeting information for the Bermuda Dunes Community Council, please send your email address to Joe Pradetto at [jpradetto@rcbos.org](mailto:jpradetto@rcbos.org).

**Jacob Alvarez**  
Member  
[jacobalvarez@outlook.com](mailto:jacobalvarez@outlook.com)

**Donna Hubenthal**  
Chair  
[dhateasystreet@msn.com](mailto:dhateasystreet@msn.com)

**Vacant**  
Vice Chair

**Jeff Wattenbarger**  
Member  
[jeff@wattenbargerconsult.com](mailto:jeff@wattenbargerconsult.com)

**Jim Snellenberger**  
Member  
[jimws1@me.com](mailto:jimws1@me.com)



**Olivas, Jay**

---

**From:** Cooper, Patricia  
**Sent:** Thursday, September 14, 2017 6:28 PM  
**To:** Olivas, Jay  
**Cc:** Llor, Victoria; Hernandez, Steven  
**Subject:** Bermuda Dunes Storage Project

Hey Jay,

Here at Bermuda Dunes Community Council with staff & Supervisor. Community is strongly opposed to this project. We need to discuss bringing it back to community for another conversation.

Thank you,  
Pat Cooper  
Supervisor Perez

Sent from my iPhone

## Olivas, Jay

---

**From:** eceja@cityofpalmdesert.org  
**Sent:** Tuesday, September 12, 2017 5:15 PM  
**To:** Olivas, Jay; rstendell@cityofpalmdesert.org  
**Subject:** RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Hi Jay,

The project site is within the City of Palm Desert's Sphere of Influence and is currently identified as a "Suburban Retail Center" in the City's General Plan. The General Plan land use designation does not promote the use of storage facilities within this area and the corresponding zoning designation prohibits mini-storage facilities. Although the proposed use is not compatible with the City's General Plan land use designation the City of Palm Desert has no immediate plans to annex any portion of the Bermuda Dunes sphere. We have no other comments regarding the use or design of the site.

Thanks,

Eric Ceja  
Principal Planner  
Ph: 760.346.0611 Direct: 760.776.6384  
eceja@cityofpalmdesert.org

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

**From:** Olivas, Jay [mailto:JOLIVAS@RIVCO.ORG]  
**Sent:** Wednesday, September 06, 2017 5:33 PM  
**To:** Stendell, Ryan; Ceja, Eric  
**Subject:** RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Ryan,

Please review and let us know any City comments as soon as possible, if any, since in Sphere of Influence (plans attached). There are mixed comments with Bermuda Dunes community so far, but a similar mini-warehouse complex by same developer was approved in 2008 but never built at the time, and it's on the same property. The PC hearing is on 9/20.

Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height in accordance with Section 18.46 (Mini-Warehouses) of Zoning Ordinance No. 348. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet. The project also includes a 634 -square -foot office with 12 customer parking spaces and a 1,322 -square -foot caretaker's residence with a 600 -square -foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m.

The project is located north of 42nd Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane.

Thanks for assistance,

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and BLP Desert, a California Limited Partnership and Polk Meadows, a California Limited Partnership (collectively "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 607-130-010 ("PROPERTY"); and,

**WHEREAS**, on September 1, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7922 and Conditional Use Permit No. 3758 ("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:  
BLP Desert, LP  
Attn: Greg Bever  
16400 Pacific Coast Highway, Ste. 207  
Huntington Beach, CA 92649

Polk Meadows, LP  
Attn: Herb Lundin  
16400 Pacific Coast Highway, Ste. 207  
Huntington Beach, CA 92649

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

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

By: \_\_\_\_\_  
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: \_\_\_\_\_

**PROPERTY OWNER:**  
BLP Desert, a California Limited Partnership and  
Polk Meadows, a California Limited Partnership

BLP Desert, a California Limited Partnership

By: \_\_\_\_\_  
Gregory W. Bever  
Its General Partner

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Leonard H. Lundin  
Its General Partner

Dated: \_\_\_\_\_

Polk Meadows, a California Limited Partnership

By: LM2, Inc., a California Corporation  
Its General Partner

By: \_\_\_\_\_  
Leonard H. Lundin  
President

Dated: \_\_\_\_\_





**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: MINI STORAGE

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03T58                      DATE SUBMITTED: 9/7/16

**APPLICATION INFORMATION**

Applicant's Name: Herb Lundin                      E-Mail: Herb@Luko.com

Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca                      92649  
City                      State                      ZIP

Daytime Phone No: (562) 592 6020                      Fax No: ( ) \_\_\_\_\_  
Ext 209

Engineer/Representative's Name: J. Craig Mann                      E-Mail: \_\_\_\_\_

Mailing Address: 1931 Newport Blvd. Suite M  
Coast Mesa Ca                      92627  
City                      State                      ZIP

Daytime Phone No: (714) 543 8352                      Fax No: (714) 543 0209

Property Owner's Name: BLP Desert/Polk Meadows                      E-Mail: Herb@Luko.com

Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca                      92649  
City                      State                      ZIP

Daytime Phone No: (562) 592 6020                      Fax No: ( ) \_\_\_\_\_  
Ext 209

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

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

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Herb Lundin Leonard Lundin  
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.

BLP Desert, limited partnership Leonard Lundin  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Polk Meadows, limited partnership Leonard Lundin  
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): 607-130-010-6  
Section: 7 Township: 5 South Range: 7 East

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.2 Ac.

General location (nearby or cross streets): North of Avenue 42<sup>nd</sup>, South of East Haven Rd., East of Washington, West of Yucca Lane.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

\* Project Description: (describe the proposed project in detail)

A 95,306 s.f. mini storage project that includes on site office & resident manager apartment. Concurrent action includes rezoning of 24,952 s.f. currently zoned C-P-S, to zone category C-1/C-P

Related cases filed in conjunction with this application:

Rezone 24,952 s.f. of currently zoned C-P-S, to C-1/C-P

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). CUP 3550, CofZ 7472 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) E.A. No. 41002 E.I.R. No. (if applicable): Not 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: Geotechnical Update 4/18/16

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: None

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards None

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export? Not Applicable

What is the anticipated route of travel for transport of the soil material? Not Applicable

How many anticipated truckloads? \_\_\_\_\_ Not Applicable (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  Bermuda Dunes Airport

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)

*Leonard Alvarado*

Date

9/1/16

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)

Howard Kirby

Date

9/1/16

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: CZ07922 DATE SUBMITTED: 9/7/16

### APPLICATION INFORMATION

Applicant's Name: Herb Lundin E-Mail: Herb@Luko.com  
 Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca 92649  
City State ZIP

Daytime Phone No: (562) 592 6020 Fax No: (562) 592 6050  
 Engineer/Representative's Name: J. Craig Mann E-Mail: \_\_\_\_\_  
 Mailing Address: 1931 Newport Blvd, Suite M  
Coast Mesa Ca 92627  
City State ZIP

Daytime Phone No: (714) 543 8352 Fax No: (714) 543 0209  
 Property Owner's Name: BLPDesert/PolkMeadows E-Mail: Herb@Luko.com  
 Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca 92649  
City State ZIP

Daytime Phone No: (562) 592 6020 Fax No: (562) 592 6050  
562

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) 863-7556

"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.

Herb Lundin Leonard Lundin  
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.

BLP Desert, limited partnership Ray Bener L. Lundin  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Polk Meadows, limited partnership Leonard Lundin  
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): 607-130-010-6  
Section: 7 Township: 5 South Range: 7 east  
Approximate Gross Acreage: 24.952 1 sq. ft.  
General location (nearby or cross streets): North of 42nd AVE., South of Easthave Road, East of WASHINGTON ST., West of Yucca Lane



**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

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

Change existing C-P-S to C-1/KP to conform  
to mini storage project

Related cases filed in conjunction with this request:

Plot Plan/Conditional Use Permit



**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 Herb Lundin hereafter "Applicant" and BLP Desert/BLKM <sup>codew</sup> "Property Owner".

Description of application/permit use:

Bermuda Storage: CUP and concurrent Change of Zone  
for mini storage at NEC Avenue 42<sup>nd</sup> and Washington St.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- 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): 607-130-010-6

Property Location or Address: NEC Avenue 42 and Washington St

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: BLP Desert/Polk Meadows Phone No.: 562 592 6020 Ext 209  
 Firm Name: Lundin Development Email: Herb@Luko.com  
 Address: 16400 Pacific Coast Highway # 207 GWB964@aol.com  
Huntington Beach, Ca 92649

**3. APPLICANT INFORMATION:**

Applicant Name: Herb Lundin Phone No.: 562 592 6020 Ext 209  
 Firm Name: Lundin Development Email: Herb@Luko.com  
 Address (if different from property owner) GWB964@aol.com

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 8/31/16  
 Print Name and Title: Herb Lundin,

Signature of Property Owner: [Signature] Date: 8/31/16  
 Print Name and Title: Herb Lundin, general partner

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:	_____

**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. 7922/CONDITIONAL USE PERMIT NO. 3758** – Intent to Adopt a Negative Declaration – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – **REQUEST:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	<b>OCTOBER 18, 2017</b>
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: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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 Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 22, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07922 / CUP03758 For

Company or Individual's Name RCIT - GIS,

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.

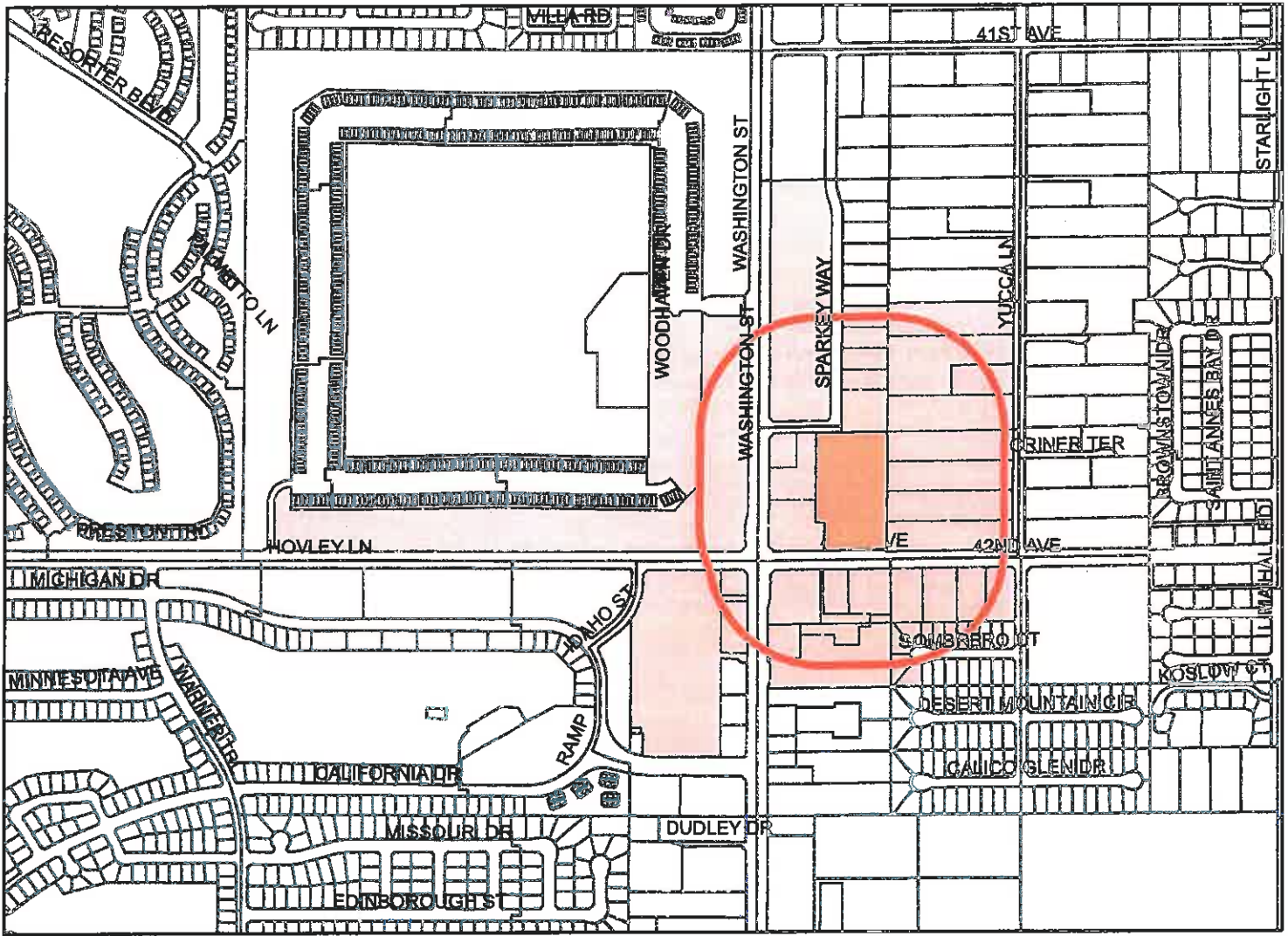
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

**CZ07922 CUP03758 ( 600 feet buffer )**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 609-020-042 | 609-020-045 | 607-130-013 | 607-130-010 | 607-130-009 | 607-432-013 | 607-431-001 | 609-500-015 | 607-432-010 | 607-110-013 |
| 607-130-014 | 609-020-044 | 607-130-006 | 609-500-009 | 609-500-010 | 607-432-007 | 607-432-009 | 637-072-011 | 637-072-013 | 607-130-007 |
| 609-500-016 | 607-130-008 | 609-500-001 | 637-072-012 | 609-500-002 | 607-110-009 | 609-500-013 | 607-110-006 | 609-020-041 | 609-020-043 |
| 609-020-055 | 609-020-054 | 609-500-003 | 609-500-004 | 609-500-012 | 609-500-011 | 609-500-014 | 607-130-012 | 609-020-038 | 607-432-008 |
| 609-500-008 | 632-100-014 | 632-102-061 | 607-110-010 |             |             |             |             |             |             |



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: 607110006, APN: 607110006  
PETER LIVRERI  
41555 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130009, APN: 607130009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 607110009, APN: 607110009  
PAUL PAVAO  
P O BOX 3016  
INDIO CA 92202

ASMT: 607130010, APN: 607130010  
POLK MEADOWS, ETAL  
16400 PAC COAST HWY NO 207  
HUNTINGTON BEACH CA 92649

ASMT: 607110010, APN: 607110010  
YMELDA PATRICK  
39223 CIEGA CREEK  
PALM DESERT CA 92260

ASMT: 607130012, APN: 607130012  
J BYRUM, ETAL  
P O BOX 3165  
HARRISBURG PA 17105

ASMT: 607110013, APN: 607110013  
PENNY LEE, ETAL  
3300 EDISON WAY  
FREMONT CA 94538

ASMT: 607130013, APN: 607130013  
42ND AVENUE  
C/O LUKO MANAGEMENT  
16400 PACIFIC COAST 207  
HUNTINGTON BEACH CA 92649

ASMT: 607130006, APN: 607130006  
HENRIETTE MORRIS  
41755 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130014, APN: 607130014  
42ND AVENUE, ETAL  
C/O ATAOLLAH JOHN AMINPOUR  
10660 WILSHIRE BLV NO 409  
LOS ANGELES CA 90024

ASMT: 607130007, APN: 607130007  
SHARI THATCHER, ETAL  
PO BOX 6180  
LA QUINTA CA 92248

ASMT: 607431001, APN: 607431001  
EASTHAVEN PARTNERSHIP  
C/O WILLIAM C BUSTER JR  
1399 COLTON AVE STE 5  
REDLANDS CA 92374

ASMT: 607130008, APN: 607130008  
CHRISTINA PIERSON, ETAL  
41951 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432007, APN: 607432007  
LYNN BOLTON, ETAL  
41530 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 607432008, APN: 607432008  
BARBARA BRADLEY, ETAL  
41570 SPARKEY WAY  
BERMUDA DUNES CA 92201

ASMT: 609020045, APN: 609020045  
WASHINGTON SQUARE BD, ETAL  
C/O MILAN CAPITAL  
888 S DISNEYLAND DR  
ANAHEIM CA 92802

ASMT: 607432009, APN: 607432009  
TERRY BASQUIN, ETAL  
41610 SPARKEY  
BERMUDA DUNES CA 92203

ASMT: 609020054, APN: 609020054  
GEORGE GERONSIN, ETAL  
181 S OLD SPRINGS RD  
ANAHEIM CA 92808

ASMT: 607432010, APN: 607432010  
ROBIN COTTON, ETAL  
41650 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 609020055, APN: 609020055  
BONITA ROGENES, ETAL  
20735 VIA MARISA  
YORBA LINDA CA 92886

ASMT: 607432013, APN: 607432013  
RACHELLE VANBUSKIRK, ETAL  
41690 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 609500001, APN: 609500001  
PALM DESERT CHURCH OF CHRIST  
P O BOX 14151  
PALM DESERT CA 92255

ASMT: 609020038, APN: 609020038  
M H SHERMAN CO, ETAL  
C/O REAL ESTATE TAX DEPT STORE 04757  
P O BOX 1159  
DEERFIELD IL 60015

ASMT: 609500002, APN: 609500002  
PATHFINDER COMMUNITY OF RISEN CHRIST  
78175 AVENUE 42  
BERMUDA DUNES CA 92203

ASMT: 609020043, APN: 609020043  
RALPHS GROCERY CO  
C/O REAL ESTATE DEPT  
P O BOX 54143  
LOS ANGELES CA 90054

ASMT: 609500004, APN: 609500004  
GAYLE CLARK, ETAL  
8 TAYLOR AVE  
PALM DESERT CA 92211

ASMT: 609020044, APN: 609020044  
GROCERY RALPHS  
1100 W ARTESIA BLVD  
COMPTON CA 90220

ASMT: 609500008, APN: 609500008  
MONIQUE VANDEUTEKOM GIBBS, ETAL  
83 QUIET RIDGE  
FORISTELL MO 63348



ASMT: 609500009, APN: 609500009  
SUSAN JOHNSON, ETAL  
78194 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016  
MELANIE FESMIRE  
45071 PARK ST  
INDIO CA 92201

ASMT: 609500010, APN: 609500010  
JAMES PALMER  
78182 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632100014, APN: 632100014  
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS  
41555 WOODHAVEN DR EST  
PALM DESERT CA 92211

ASMT: 609500011, APN: 609500011  
MARTHA DESNOYERS, ETAL  
78170 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632102061, APN: 632102061  
WOODHAVEN DEVELOPERS INC  
41555 WOODHAVEN DR E  
PALM DESERT CA 92211

ASMT: 609500012, APN: 609500012  
RHONDA ANDERSON  
78158 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072011, APN: 637072011  
PLAZA DE HACIENDA II, ETAL  
C/O LUKA MGMT  
15421 CHEMCIAL LN  
HUNTINGBEACH CA 92649

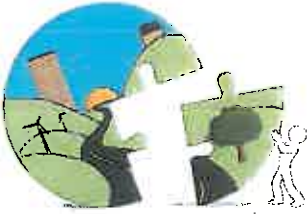
ASMT: 609500013, APN: 609500013  
LAURA GREGOR, ETAL  
78146 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072012, APN: 637072012  
FIRSTBANK, ETAL  
C/O DEPT 70428 CORPORATE TAX  
P O BOX 20  
BOISE ID 83726

ASMT: 609500014, APN: 609500014  
SHELLY RAUSCHER, ETAL  
78134 SOMBRERO CT  
INDIO, CA. 92203

ASMT: 637072013, APN: 637072013  
PLAZA DE HACIENDA II, ETAL  
C/O PLAZA DE HACIENDA I  
15421 CHEMICAL LN  
HUNTINGTON BEACH CA 92649

ASMT: 609500015, APN: 609500015  
HELEN GALINDO, ETAL  
78131 SOMBRERO CT  
BERMUDA DUNES CA 92203



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7922 / Conditional Use Permit No. 3758

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: 8/29/17

Applicant/Project Sponsor: BLP Desert, LP Date Submitted: 9/7/2016

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

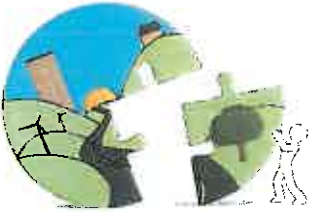
Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 08/01/17  
Y:\Planning Case Files-Riverside office\CUP03758\DH-PC-BOS Hearings\DH-PC\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42949 ZCFG06319

**FOR COUNTY CLERK'S USE ONLY**



# 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

77588 El Duna Ct  
Palm Desert, California 92211

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

EA42949 CHANGE OF ZONE NO. 7922 CONDITIONAL USE PERMIT NO. 3758  
*Project Title/Case Numbers*

Jay Olivas 760-863-7050  
*County Contact Person* *Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

BLP Desert, LP 16400 Pacific Coast Highway Huntington Beach, CA 92649  
*Project Applicant* *Address*

North of Avenue 42, east of Washington Street, west of Yucca Lane.  
*Project Location*

Change of Zone from C-1/C-P and C-P-S to C-1/C-P, Conditional Use Permit for mini-warehouse of approximately 93,658 square feet.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 18, 2017, 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 reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature* Project Planner \_\_\_\_\_  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 8/29/2017  
Y:\Planning Case Files-Riverside office\CUP03758\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42949

ZCFG06319

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1602961

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: 42ND AVE A GENERAL P'SHIP \$50.00  
paid by: CK 7924  
paid towards: CFG06319 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42949  
at parcel #: 78102 42ND AVE BERM  
appl type: CFG3

By \_\_\_\_\_ Sep 07, 2016 12:20  
JCMITCHE posting date Sep 07, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1702302

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: 42ND AVE A GENERAL P'SHIP \$2,216.25  
paid by: CK 8082  
paid towards: CFG06319 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42949  
at parcel #: 78102 42ND AVE BERM  
appl type: CFG3

By \_\_\_\_\_ Jul 31, 2017 10:56  
JAGUILER posting date Jul 31, 2017

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

**Agenda Item No.:**  
**Area Plan:** Lakeview/Nuevo  
**Zoning District:** Hemet/San Jacinto & Lakeview  
**Supervisory District:** Fifth  
**Project Planner:** Russell Brady  
**Planning Commission:** October 18, 2017

**SPECIFIC PLAN NO. 342**  
**GENERAL PLAN AMENDMENT NO. 720**  
**GENERAL PLAN AMENDMENT NO. 721**  
**CHANGE OF ZONE NO. 7055**  
**DEVELOPMENT AGREEMENT NO. 73**  
**Environmental Impact Report No. 471**  
**Applicant:** Nuevo Development Corp.  
**Engineer/Representative:** Albert A. Webb  
**Associates**



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**SPECIFIC PLAN NO. 342** as proposed by the applicant proposes a maximum of 11,350 dwelling units and up to 500,000 square feet of commercial uses to be constructed within eight (8) Specific Plan Villages within a total of 2,786 acres. The residentially designated areas within the Specific Plan include a range of residential products from Medium High Density Residential to Highest Density Residential with a density range of 5 to 40 units per acre. The Specific Plan would also include areas designated as Mixed Use, Public Facilities, Open Space, and Parks. The Mixed Use areas could accommodate either residential or commercial development or a combination of residential and commercial. A total of 1,001 acres is designated as Open Space to be left as natural open space and a total of 156 acres is designated for developed parks. Of the Public Facility areas, 60 acres is designated for 3 future school sites.

The overall Specific Plan area is located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue.

**GENERAL PLAN AMENDMENT NO. 720** as proposed by the applicant includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component General Plan Amendment.

The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area.

The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural: Rural Mountainous, Rural: Rural Residential, Rural Community: Very Low Density Residential, Agriculture, Open Space: Conservation, Community Development: Very Low Density Residential, Community Development: Low Density Residential, Community Development: Commercial Retail, Community Development: Light Industrial, and Community Development: Highest Density Residential to those as reflected in the Specific Plan land use plan.

The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development.

**SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73**  
**Planning Commission Staff Report**  
**Page 2 of 27**

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The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development.

**GENERAL PLAN AMENDMENT NO. 721** as proposed by the applicant proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. In particular the changes as listed below:

1. Elimination of 9<sup>th</sup> Street/Yucca Avenue as a through street from the project boundary easterly;
2. Rerouting 10<sup>th</sup> Street/Wolfskill Avenue as a Secondary roadway east of Hansen Avenue
3. Elimination of Bridge Street, 3<sup>rd</sup> Street, 5<sup>th</sup> Street, and 6<sup>th</sup> Street within the Specific Plan boundaries and will not have direct access to Ramona Expressway as access to Ramona Expressway will be shifted to Town Center and Park Center Boulevards
4. Additional detailed modifications to standard County roadway cross sections for roads within the Specific Plan
5. Modify the current trail alignments within the Specific Plan area and propose a 10-12 foot Multi-Purpose Community Trail that would allow for horses along the north side of the project and connect to the Combination trail along the San Jacinto River and to Ramona Expressway
6. Implement a portion of a Community Trail (restricted use) above the portion of the California Aqueduct that extends east to west through the Specific Plan area. The area for the trail above the aqueduct is owned and operated by the Metropolitan Water District and any use of the easement area above the aqueduct for trails would be subordinate to the MWD water conveyance use.
7. A policy amendment to General Plan Circulation Element Policy C 2.1 to expressly confirm the County's authority to accept Level of Service (LOS) D in certain Area Plans. In addition, the Board of Supervisors may, on occasion, approve a project that fails to meet the General Plan LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. This is the same language that exists in the General Plan as currently adopted and amended as part of the County's 2015 General Plan. However, the County's approval of GPA No. 960 is currently being challenged. Since the outcome of the litigation related to GPA No. 960 is unknown, General Plan Amendment No. 721 restates this policy language so it will be part of the County's General Plan regardless of the litigation outcome. With the inclusion of Policy C 2.1, Specific Plan No. 342 is consistent with the General Plan's Circulation Element.

**CHANGE OF ZONE NO. 7055** proposes to change the zoning classification of the subject site from a mix of Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

**DEVELOPMENT AGREEMENT NO. 73** proposes an agreement between the County and the applicant that has a 30 year term and grants the applicant vested rights to develop in accordance with the terms of the agreement.

**ENVIRONMENTAL IMPACT REPORT NO. 471** studies the impacts of the project.

*Staff's Recommended Project*

**SPECIFIC PLAN NO. 342 ALTERNATIVE 7** as presented in Environmental Impact Report No. 471 proposes a maximum of 8,725 dwelling units and 1,380,000 square feet of commercial uses to be constructed within eight (8) Specific Plan Villages within a total of 2,883 acres. The residentially designated areas within the Specific Plan include a range of residential products from Medium Density Residential to High Density Residential with a density range of 2 to 14 dwelling units per acre as well as Mixed Use designations that allow 8 to 40 dwelling units per acre. The Mixed Use areas could accommodate either residential or commercial development or a combination of residential and commercial. The Specific Plan would also include areas designated as Commercial Office, Agriculture, Public Facility, Conservation Habitat, Recreation, and Water. The Conservation Habitat designated areas would be split between a total of 1,106 acres of areas designated for conservation to be left as natural open space and a total of 80 acres is designated for Recreation. Of the Public Facility areas, 114 acres is designated for 3 future school sites

As shown in the analysis in Environmental Impact Report No. 471, Alternative 7 is an environmentally superior alternative compared to the applicant proposed Specific Plan.

Specific Plan Alternative 7 includes additional area that has been acquired by the applicant since the project was originally proposed, but the location of Specific Plan Alternative 7 is still located on either side of Ramona Expressway, generally east of Martin Street, west of Princess Ann Road, south of Marvin Road, and generally north of Brown Avenue.

**GENERAL PLAN AMENDMENT NO. 720** as modified to include the additional land included in Alternative 7 as shown on exhibit 6.

**GENERAL PLAN AMENDMENT NO. 721** as proposed and described above.

**CHANGE OF ZONE NO. 7055** as modified to include the additional land included in Alternative 7 as shown on exhibit 3.

**DEVELOPMENT AGREEMENT NO. 73** as modified and described above.

**ENVIRONMENTAL IMPACT REPORT NO. 471** studies the impacts of the project.

**BACKGROUND:**

*Previously Approved Specific Plan and Court Decision*

Specific Plan No. 342 was previously approved on March 23, 2010 by the Riverside County Board of Supervisors. Subsequently, the Environmental Impact Report (EIR) certified for the Specific Plan was challenged under CEQA. The case (*Friends of the Northern San Jacinto Valley and Sierra Club v County of Riverside RIC10007572*) was litigated and on May 16, 2012 a decision was issued from the Court, which found the EIR deficient in the following six areas: Traffic, General Plan Consistency, Greenhouse



**SPECIFIC PLAN NO. 342, GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73**  
**Planning Commission Staff Report**  
**Page 4 of 27**

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Gas, Air Quality Health Impacts, Biological Resources, and Growth Inducing Impacts. In accordance with the Court's order, the approvals for Specific Plan No. 342 and certification of the EIR were set aside by the County.

*Current Environmental Impact Report*

In response to the Court's decision and order, an updated Specific Plan No. 342 and Environmental Impact Report No. 471 addressing the deficiencies were prepared and circulated for public review on September 30, 2016. The Draft EIR No. 471 determined that Specific Plan No. 342 and its associated components with mitigation would result in significant and unavoidable impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions.

20 comments were received during the 45-day public review period and 8 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR which was posted on August 7, 2017 and with mailed notices to commenters sent on August 7, 2017.

*Specific Plan Alternative 7*

Within EIR No 471, Alternative 7 is included as an alternate land use plan that would reduce impacts primarily to traffic with less units and therefore less anticipated trips as well as associated reductions in impacts to air quality, noise, and greenhouse gas emissions. In consideration of the analysis in the Draft EIR No. 471 that fully addresses Alternative 7 and the comments received on the Draft EIR No. 471, and in consultation with the applicant, County staff is recommending the approval of Alternative 7 in place of the applicant proposed Specific Plan No. 342. Based on EIR No. 471, Alternative 7 is environmentally superior to the project proposed by the applicant. A full version of the Alternative 7 Specific Plan and conditions of approval are included in the staff report for consideration by the Planning Commission.

The greatest difference between the applicant proposed Specific Plan No. 342 and Alternative 7 is Alternative 7 reduces the maximum total number of dwelling units from 11,350 to 8,725 for a total reduction of 2,625 dwelling units. This reduction in dwelling units also reduces the overall intensity and impacts of Specific Plan No. 342. Additionally, under Alternative 7, development on the north side of Ramona Expressway shifts from primarily residential with some park and open space to commercial with agriculture and open space areas. This shift in land use incorporates more non-residential uses and will generally reduce the intensity of development within this northern area. This provides for an enhanced transition from Ramona Expressway to the wildlife area as it transitions from areas within the Specific Plan designated as Commercial Office first, then Agriculture, and then areas outside of the Specific Plan designated as Open Space: Conservation Habitat (OS:CH) by the General Plan. Alternative 7 would generally result in reduced intensity and reduced impacts since it would decrease the amount of residential trips generated and would increase the potential for residents to be served by services closer which would reduce the amount of vehicle miles travelled. Alternative 7 also adds approximately 146 acres to the western side of Specific Plan No. 342 and removes approximately 49 acres along the eastern side of Specific Plan No. 342 for an overall increase in 97 acres. The areas added consist generally of proposed Planning Areas 1, 2, and 3 (High Density Residential); 16 (Mixed Use); and 29 and 30 (Open Space Recreation) all on the western portion of the Specific Plan; and a portion of Planning Area 50E (Open Space Conservation Habitat) on the south side of the Specific Plan. The area removed consisted of the previously proposed Planning Area 77 which included (High Density Residential). The proposed project would increase the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway (MCP) project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. In contrast, Alternative 7 does not include JJ Street, and therefore

eliminates the need to extend the MCP undercrossing. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing compared to the proposed project, by limiting the distance for wildlife to cross under the roadway.

*Development Agreement No. 73*

The Development Agreement has a term of 30 years. Within that time period the agreed upon provisions would apply to development of the Villages of Lakeview. Provisions include vesting rights to develop the Specific Plan in accordance with the terms of the agreement. In exchange, the County would receive certain public benefits, which go beyond the basic requirements of the County or mitigation measures as included within the Environmental Impact Report. These public benefits include the following:

- meeting a 5 acres of parkland per 1,000 residents for the project;
- funding expansion of library facilities;
- providing community room space for access by the County;
- implementing a Smart Shuttle program to connect to the Metrolink Perris Valley Line;
- equipping existing fire station and setting aside land and equipping a new fire station;
- providing right-of-way for the Mid-County Parkway;
- payment of fees to go towards transportation facilities within the County of Riverside and other cities;
- provision of infrastructure for broadband capability;
- preservation of agricultural space;
- provision of affordable housing; and
- contribution of additional funding to be utilized by the County.

*Village Refinement Plan*

Currently Specific Plan No. 342 establishes a general framework for the type and intensity of development and the general backbone circulation infrastructure in a given Village or Planning Area. To allow flexibility given the longer timeframe for development to accommodate for changes in market demands, Specific Plan No. 342 does not dictate specific design guidelines at a smaller level related to circulation, walls/fencing, entry monuments, building architecture, park design/features and other similar elements. Implementing projects within a Specific Plan Village will be required to submit a Village Refinement Plan which would provide more details on the appropriate design guidelines to apply to a particular Village designated within the Specific Plan. The Village Refinement Plan would be processed, at a minimum, through a Specific Plan Substantial Conformance Application, which would be considered concurrently with the implementing development application (i.e. Tentative Tract Map, Plot Plan, Conditional Use Permit, etc.).

**FURTHER PLANNING CONSIDERATIONS**

*Public Comment Letters*

As of the writing of this staff report, staff has responded to all comment letters and emails that were specifically or generally asking questions about the project, excluding the comment letters from the Sierra Club/George Hague, Sue Nash/Tom Paulek, and Kathleen Dale. Responses for these are anticipated prior to the October 18<sup>th</sup> hearing and these responses will be provided to the Commission for their consideration. For those responded to so far, these responses were included in the prior staff report package and new responses are included in this staff report package.

Staff and the CEQA consultant have reviewed the comments raised in the public comments and has determined that the comments raised do not constitute new information requiring any further revision to the EIR No. 471.

#### *Planning Commission Comments*

Due to the number of speakers at the September 6, 2017 and October 4, 2017 Planning Commission hearings, the variety and specificity of comments and concerns expressed during the hearing cannot be fully listed in the staff report. However, many of the comments and concerns generally relate to certain topics. These are listed below with staff's response to each of them.

**General Plan Consistency:** Questions were raised regarding the project's consistency with the County's General Plan. Many of the comments seemed to utilize portions of the General Plan that describe existing conditions of the Lakeview/Nuevo area, including a portion of one listed below.

#### ***Lakeview***

The community of Lakeview, in the northeast corner of the planning area, is characterized by predominantly residential and agricultural uses. Dairies and agricultural uses dominate the land north of the Ramona Expressway, and residential/equestrian uses are found south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between one-half and two acres in size.

The General Plan's description of the Lakeview area is primarily to note what the existing conditions of the area are in order to establish a framework to develop the General Plan Vision, Principles, and specific policies for that area. Specific findings are required in order for the County to approve an amendment to the County's General Plan. These findings are set forth in the General Plan's Administration Element as well as in the County's Ordinance No. 348. These findings are included in this staff report. Additionally, the project's consistency with the General Plan policies is listed in Appendix N of EIR No. 471.

Consistency with the County's General Plan does not require satisfying every policy in the General Plan. Rather consistency is when the proposed project is compatible with the General Plan and does not frustrate the General Plan's goals and policies. Consistency does not require rigid conformity with every detail. (*Naraghi Lakes Neighborhood Preservation Association v. City of Modesto 1 Cal. App.5th 9*) As shown in Appendix N of EIR No. 471, the project is consistent with all applicable policies of the Lakeview/Nuevo Area Plan.

Additionally, going to the purpose of the General Plan as well as the Vision and Principles of the General Plan, the purpose of a General Plan is to be forward thinking and to plan for development within the County and to not be rigid and held to existing land use patterns. One key component of the Principles of the General Plan related to new development is that of Maturing Communities as listed below.

#### ***Maturing Communities***

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

So while the project does represent a shift from the existing land use pattern and densities in the Lakeview and Nuevo area, it does implement the intent of the General Plan and is consistent with the General Plan.

**Impacts to San Jacinto Wildlife Area (SJWA):** Multiple meetings were held with staff from the California Fish & Wildlife Department to discuss what measures can be incorporated to minimize potential impacts to the wildlife area. Some of those discussed and incorporated include the following applicable within Planning Areas 24 and 25 which have been incorporated into a new condition (30.PLANNING.162):

- incorporation of building design features to reduce potential for bird strikes;
- require construction of a six foot high block wall around the entirety of these planning areas or at minimum around each individual development within these planning areas prior to the commencement of construction of any building;
- require trash containers to be enclosed in lockable trash enclosure areas; and
- require landscaping to be native and drought tolerant species and shall avoid plants listed on the Western Riverside County MSHCP Table 6-2 adjacent to MSHCP conservation areas.

The meetings also included discussion of limiting the potential for trespass on the property via “F” Street as shown on the Specific Plan Circulation Plan. California Fish & Wildlife staff desired for this street to be modified to a cul de sac to terminate at Planning Area 25 and to not reach Marvin Road to the north which could encourage people to access the wildlife area at this intersection or elsewhere along Marvin Road. Following discussions with Transportation Department staff on this request it was noted that the “F” Street connection up to Marvin Road is important to retain as an ultimate design since with Mid-County Parkway “F” Street is anticipated to be the location of an interchange and as detailed further below in response to the separate concern noted on ensuring continued public access to the wildlife area, with the closure of direct access to Davis Road from Ramona Expressway with the construction of the Mid-County Parkway, this interchange at “F” Street would be the logical alternative path to access the wildlife area. So, in-lieu of showing an interim design of a cul de sac on the Specific Plan Circulation Plan, it will continue to show the anticipated ultimate design to connect to Marvin Road but with a note that if Mid-County Parkway has not been developed at the time of development of Planning Area 25 that a cul de sac terminating at Planning Area 25 can be constructed with the full right-of-way being dedicated up to Marvin Road.

California Fish & Wildlife staff also requested a limitation in the connectivity of trails to the wildlife area to reduce the potential from accessing the wildlife area at inappropriate locations. The Specific Plan trails plan has been revised from what was previously presented at the prior Planning Commission hearing to remove the trail connection to south of Ramona Expressway and remove the east-west trail alignment on the north side of the project south of Marvin Road and replace with a trail loop within Planning Areas 24 and 25 with stub outs on the east and west ends for future trail connections.

Also discussed was potential lighting impacts, with the understanding that existing lighting requirements pursuant to Ordinance No. 655 (Mt. Palomar) meet the objectives for limiting potential lighting impacts on the wildlife area.

Mitigation Measure Bio 9 has been updated based on discussions to identify an operations and maintenance plan to be required and minimum objectives and strategies identified to implement as development occurs.

California Fish & Wildlife Department also continued to express interest in the hydrology impacts of the project and are continuing to review the Hydrology reports and specific design measures included by the project to limit potential impacts to the wildlife area.

At the October 4<sup>th</sup> Planning Commission Hearing, Scott Sewell listed the below 12 concerns needing to be addressed. The applicant did generally respond to these concerns during their rebuttal on October 4<sup>th</sup>, but below are more detailed responses to each of the 12 concerns. Additionally, staff and the applicant team are planning on meeting further with California Fish & Wildlife Department staff to go over these concerns to ensure they are addressed adequately. At the time of writing of this staff report this meeting has not yet occurred, but is anticipated to occur on October 16<sup>th</sup>.

1. Zoning of Adjacent Lands – The areas immediately adjacent to the SJWA are proposed to be designated as Open Space and Water through the Specific Plan. The next closest areas are designated as Agriculture in the Specific Plan. Furthermore, through the Development Agreement, these areas would have a conservation easement recorded to further ensure it stay agriculture. Between these areas there is a minimum 775 foot buffer from the SJWA to potential development within Planning Area 25, which is designated as Commercial Office. Of the area north of Ramona Expressway, approximately 79% remains undeveloped.
2. Trails adjacent to Wildlife Area – Based on discussions with California Department of Fish & Wildlife staff, the proposed trails plan was previously revised to remove any trails adjacent to or connecting directly to the wildlife area to minimize the potential for people entering the wildlife area and undesired locations
3. Cat predation – Residential uses have been removed from north of Ramona Expressway to remove the potential for domestic cats residing in the areas closest to the SJWA.
4. Loss of foraging lands – The Western Riverside County MSHCP was created to systematically preserve species and their habitats, including foraging areas. Although local foraging lands may be converted by development, the MSHCP anticipates these and seeks preservation of foraging areas in strategic areas. Additionally, as noted above, the areas closest to the SJWA north of Ramona Expressway will remain 79% undeveloped and would still retain foraging in this area.
5. Trash as an attractant for wildlife and in the SJWA – Trash areas will be secured within the Planning Areas north of Ramona Expressway as required by condition 30.PLANNING.162 to limit the potential both for wildlife to be attracted to developed areas and for trash to spread to the SJWA.
6. Invasive species in SJWA – The proposed Specific Plan and county guidelines require drought tolerant landscaping. Additionally, landscaping shall avoid any plants on the list specified in the Western Riverside Multiple Species Habitat Conservation Plan in Table 6-2 adjacent to MSHCP Conservation Areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features as required by condition 30.PLANNING.162. These measures will reduce the potential for invasive species to occur in the SJWA.
7. Wildlife movement corridor – Wildlife movement in the area north of Ramona Expressway will generally continue since much of the area will remain undeveloped. Wildlife movement from South of Ramona Expressway in the Lakeview mountains will be directed to PCL 20 to allow movement to the SJWA.

8. Fire hazards – The project will be required to follow standard development design to incorporate fuel modification zones to limit the potential for wildfire to spread to new development. The project will also be held to standard building code requirements for buildings proposed within high fire hazard areas to limit the potential for new buildings to easily catch fire from wildfires. Additionally, through the Development Agreement, the project will fund increased equipment out of the current Nuevo fire station and then through the new fire station that would be located within the project as well as operations through the Community Facilities District (CFD) that is anticipated to be established for the project area to provide supplemental funding for ongoing operations compared to typical property tax revenue.
9. Noise from hunting and on the SJWA – Public duck hunting areas are located approximately 2.7 miles from the project boundaries and private duck hunting areas are located approximately 2.0 miles from the project boundaries with intervening topographical features that would further attenuate any noise generated from hunting within the SJWA. Based on the noise level at the hunting areas, the distances noted, and no intervening topography, noise impacts from hunting at the project would be 65.5 db from the public hunting area and 67 db from the private hunting area. Considering this does not incorporate the potential attenuation of the noise from the intervening topography, noise impacts from hunting are not anticipated to be a nuisance to future development in the project.

Noise impacts from the project on the wildlife area would be immediately attenuated from a 6 foot high block wall to control low noise sources at the development boundary. Additionally, future development will be subject to further analysis based on the specific users and design of the development and whether it results in noise impacts to the SJWA and how such uses and design may be mitigated.

10. Lighting – The project is located within Zone B as identified by Ordinance No. 655 (Light Pollution) centered on the Mt. Palomar Observatory. The project will be subject to lighting standards pursuant to this ordinance which generally require a limitation on the intensity of lighting and directing and shielding lighting downwards. As noted previously, developed areas within the project would be set back a minimum of 750 feet from the SJWA and conditions require that lighting fixtures not encroach any closer than 500 feet from the SJWA, so the no lighting is anticipated to directly spill on to the SJWA.
11. Vector control – The project will include water quality basins which will be subject to standard requirements to be drained within a certain amount of time and otherwise be maintained to limit its attractant for mosquitos and other vectors. Also, as previously noted, trash enclosures within areas north of Ramona Expressway will be required to be secured to minimize the potential for rats or other pests to be attracted to the area and potentially impact the SJWA.
12. Modification of Ramona Expressway and flooding impacts on SJWA – The project is required to widen Ramona Expressway but there are no plans that such widening would necessitate Ramona Expressway to be raised that could potentially increase flooding within the SJWA. Such analysis will be performed when detailed engineering is prepared for the widening.

**Proposed Constrained Linkage 20 (PCL 20):** The comment from the California Department of Fish & Wildlife expressed concerns with the alignment of PCL 20 north of Ramona Expressway due to its conflict with crossing at a proposed intersection of Bridge Street on the south side of Ramona Expressway as

proposed by the project. While this condition is created by having Bridge Street south of Ramona Expressway aligned with PCL 20 north of Ramona Expressway may create a conflict in the future, this is a result of the location of PCL 20 north of Ramona Expressway where the project is not located. It is identified that this is a valid concern, but it is a concern that is best addressed for development that is proposed on the north side of Ramona Expressway to actually realign PCL 20.

**Air Quality and Greenhouse Gas Emissions:** There were comments generally on air quality and greenhouse gas emission impacts of the project. These impacts are detailed fully in EIR No. 471 and impacts to both were determined to be potentially significant and unavoidable. All feasible mitigation measures were included for both to reduce impacts as much as possible. Ultimately, due to the potentially significant impact, there will be a need for an adoption of a statement of overriding considerations to accept these potentially significant impacts in balance with the positive aspects of the project.

**Hunting noise:** There were concerns regarding how hunting noise would impact the project and how future residents would be notified and whether there could be a limitation on their ability to force closure of hunting currently operating out of the San Jacinto Wildlife Area. The impacts of noise from hunting were analyzed in EIR No. 471, which provided that “due to the buffer zone between the SJWA and the project site, noise associated with hunting activities in the SJWA is relatively low and would be mostly masked by traffic noise in the project area.” Despite the relatively low level of noise anticipated, EIR No. 471 included a mitigation measure to notify initial future residents of the project via a California Department of Consumer Affairs’ Bureau of Real Estate White Report.

It was also questioned given the timeframes when hunting occurs in the early morning and late evening, that in particular in the early morning whether the traffic in the area would be sufficient at that time to mask the hunting noise as is stated in the EIR. While traffic may be low today at early morning hours, the project will generate traffic to the area which will increase the amount of traffic at all times of the day, including early morning. So while traffic noise currently in the early morning is currently low, it will incrementally increase to the point that it could mask hunting noise more so than at present.

Additionally, as noted in the EIR, the project would construct perimeter walls to attenuate noise primarily from traffic generated noise, in particular on Ramona Expressway. While the primary purpose of these walls is to attenuate traffic-sources noise, they would also assist in the attenuation of any hunting noise that may reach the project site. Based on this, while additional requirements could be added to further ensure noise impacts would not occur and that residents would be more clearly made aware, including possible acceptance of their limited ability to sue or force closure of hunting from noise impacts, there does not appear to be sufficient evidence that such noise impacts would exist for staff to recommend inclusion of such measures.

With regard to the concern that hunting at the San Jacinto Wildlife Area (SJWA) could be curtailed or eliminated as a result of the proposed project, the SJWA is owned by the State of California and managed by the California Department of Fish and Wildlife (CDFW). Permitted uses within the SJWA are under the purview of the State. The County has no authority with regard to the SJWA.

**School sites transition to residential:** Questions were raised on the process if the school district does not wish to accept one of the school sites how it would be allowed to transition to a residential use. The Specific Plan as proposed does allow for the transition of a designated school site for a residential use pursuant to Section B.11.b of the Specific Plan, a portion of which is included below.

Section B.11 of the Specific Plan text, Specific Plan Administration, provides that within two years after approval of the first tentative map for each village in which a school is located, the school district must either (i) execute a binding, irrevocable agreement to purchase land sufficient for the designated school site in the identified Planning Area, on terms reasonably acceptable to the developer, or (ii) confirm in writing to the developer that it will not utilize the potential school site within that village for development of a school and joint-use park. If written notice is received that the school district does not intend to utilize the school site for development for a school and joint-use park, or in the event the developer does not receive from the school district written confirmation after the two-year period has expired, the Specific Plan land use of the potential school site will become residential, consistent with the land use designation adjacent to the school site described in detail within the Specific Plan Zoning Ordinance, Appendix D. The zoning ordinance for Specific Plan No. 342 provides for residential dwellings and mixed uses to be developed in Planning Areas 26, 27 and 28 if a school is not constructed in these Planning Areas. An amendment or a substantial conformance to the Specific Plan will not be required for transitioning to residential uses or mixed uses so long as the maximum number of residential dwellings of 8,725 is not exceeded and the proposed implementing project is consistent with the Specific Plan text and zoning ordinance. If the number of residential dwellings in the overall Specific Plan exceeds 8,725 dwelling units, the County of Riverside will require an amendment to the Specific Plan along with the necessary environmental analysis. Additionally, any future implementing project will be required to do the appropriate environmental analysis in accordance with the California Environmental Quality Act.

Additionally, as it was stated by the applicant at the September 6<sup>th</sup> Planning Commission hearing, the more likely scenario is that if the school district does not desire a particular site, that they would still desire another location elsewhere in the Specific Plan area. This would have the effect of simply shifting residential uses from one location to the other without an increase in the overall maximum number of residential dwelling units within the Specific Plan.

In order to clarify how Planning Areas 26, 27 and 28 may be developed, revisions were made to the Specific Plan Administration section as well as the zoning ordinance for the Specific Plan, which are attached to this staff report.

**Traffic Improvement Phasing:** Questions were raised regarding validity of the phasing of traffic improvements. The EIR and supporting traffic analysis describe the traffic impacts of each phase of development and the resulting impacts on surrounding roadways based on the trip generation rate of the development within each phase and the anticipated trip distribution or routes vehicles take from and to the project. These impact areas are identified and then improvements for road, intersection, signal, striping, and other measures are proposed to feasibly mitigate these areas of impacts on a phase by phase basis to ensure that the project is providing the necessary infrastructure as the project develops.

**Reliance on Mid-County Parkway:** It was questioned whether the project's traffic analysis under CEQA relied on the completion of the Mid-County Parkway. The traffic analysis in the EIR considers different scenarios depending on whether Mid-County Parkway is constructed prior to or following development and that based on each of these scenarios what road improvements would be required to feasibly mitigate the impacts of the project.

**Davis Road access to SJWA:** It was initially presented by staff but then commented by the public for clarification of the continued status of Davis Road related to the project and the Mid-County Parkway. As presented by staff, the proposed Specific Plan would retain the direct connection of Davis Road to



Ramona Expressway. With the construction of the Mid-County Parkway as currently planned, the direct connection to Davis Road would no longer exist. Instead, connection to Davis Road would be provided via the planned interchange near 5<sup>th</sup> Street/planned "F" Street which would connect to Marvin Road and then Davis Road to provide access to the SJWA. While this is a potential change in the access to the SJWA, the proposed project not only does not directly cause this change, but it also accommodates for the future change by retaining the future access along 5<sup>th</sup> Street/planned "F" Street and Marvin Road.

**Traffic Safety:** It was noted that there are currently vehicle collisions in the vicinity of the project, in particular along Ramona Expressway due to the high speeds along there, and it was questioned how the project would affect traffic safety in the area. There is an existing level of vehicle collisions in the project vicinity and the project would increase the amount of vehicles on the road, thus increasing the possibility for an increased number of vehicle collisions in the area. However, the project would not increase the potential for vehicle collisions in terms of rate of collisions to number of vehicles on the road by increasing an existing design hazard or create a new design hazard. As it is analyzed in the EIR Traffic section, with implementation of standard sight distance requirements and adequate signing and striping, impacts from design related hazards would be less than significant.

**Crime:** Concerns were raised regarding whether the project would result in more crime in the area. It is inherent with any population, regardless of the demographics of a population, that there will be some level of crime resulting from their presence. So, by the nature of increasing population, the project could result in an increase in the total number of crimes in the overall Lakeview/Nuevo area; however, the rate of such an increase caused by the proposed project is speculative. Regardless, the project will pay Development Impact Fees to offset its incremental costs for needs for sheriff services/facilities and long term project residents will pay taxes which will fund ongoing sheriff services similar to existing residents of the area.

Although crime itself is not a required topic to be analyzed for projects pursuant to CEQA, public services in the form of sheriff services are analyzed. The EIR analyzes the impacts to sheriff services and notes that the project design for adequate lighting, community oriented designs to increase neighborhood interaction, and gated community areas will assist in reducing the potential for crime to minimize the need for sheriff services. The EIR also cites payment of Development Impact Fees as required to offset any incremental impacts to sheriff services.

**Community Facilities District (CFD) area:** It was questioned what the extent and requirements for formation of the CFD are, in particular is this something that would be applied to existing residents in the area. The provisions in the Development Agreement specify that the CFD would be formed initially to include just the project area, which would not include any existing residentially developed area. Although other areas could be included within the CFD area following its initial formation, this would be subject to a vote from the property owner(s) that may seek to be included in the CFD. At this time, this may include other properties which may be proposed for development that the County may request their inclusion in the CFD, but it is not intended for this to apply to existing developed residential areas.

**Agricultural Setback:** It was questioned whether the 300 foot setback from agricultural uses pursuant to Mitigation Measures AG 2 and LU 2 and Condition of Approval 30.PLANNING.59 would apply to the agricultural uses themselves. To clarify, this condition is placed on the Specific Plan to be applied to development that occurs within the Specific Plan and would not apply to areas outside of the Specific Plan. The intent is for implementing development within the Specific Plan to be designed in a way to incorporate these setbacks from existing agricultural uses and not for the reverse to be required.

**Agricultural Conservation Easement:** It was questioned whether the conservation easement proposed by the Development Agreement would go to the Regional Conservation Authority (RCA). This provision in the Development Agreement is for conservation of agricultural lands, not for open space areas. Based on its conservation for agricultural use, the conservation easement would be dedicated to the County of Riverside.

**Water Supply:** It was questioned whether adequate water supply exists for the proposed project. It was noted by the applicant at the September 6<sup>th</sup> hearing, but to restate here, Eastern Municipal Water District (EMWD) did perform a Water Supply Assessment in 2013. Since then, the applicant has informally checked in with EMWD to re-verify the accuracy of the Water Supply Assessment as the review of this project progressed and they have confirmed the continued accuracy of the assessment.

**Horse Trails/Horse Properties:** It was commented regarding whether the project would truly include equestrian trails and continue to maintain them based on the project itself not accommodating the keeping of horses on the residential lots. It is accurate that the project would not accommodate the size of lots that are conducive to keeping horses and the proposed zoning ordinance does not allow for keeping of horses in any of the proposed residential areas. However, just because the project does not accommodate horse keeping does not override the need for equestrian trails within the project. The Specific Plan includes trails for equestrian use throughout the project that will be required to be included for any project that has a trail designated within it or along its boundaries. This is a requirement for any implementing project or else it could not be determined that the project is consistent with the Specific Plan.

**Flooding:** It was questioned how the project would affect existing flooding within the area. The applicant's consultant responded at the October 4<sup>th</sup> Planning Commission hearing and detailed the planned drainage improvements to the area. This first includes the capturing of flows exiting Lakeview dam and directing them to the Nuevo Channel Second the project would collect flows along its southern boundary and direct them through the project and at outlets downstream. These two primary drainage improvements would reduce existing flooding impacts in the intervening developed areas west of the project where these flows currently cross.

**Cultural Report and Resources:** It was questioned why the cultural resources report that is an appendix to the EIR is not immediately available to the public. This report is typically confidential due to the listing and mapping of potentially sensitive cultural resources in the area to avoid the potential for the general public to deface or otherwise impact such resources. Multiple tribes were involved and consulted with the project review and CEQA process for this project to discuss the potential impacts to cultural resources within the project area.

**Fire Hazards:** It was commented that the project would expose future residents of the project to potential wildfires or increase the potential for more wildfires. As noted previously on response to Scott Sewell's comments, the project will be required to follow standard development design to incorporate fuel modification zones to limit the potential for wildfire to spread to new development. The project will also be held to standard building code requirements for buildings proposed within high fire hazard areas to limit the potential for new buildings to easily catch fire from wildfires. Additionally, through the Development Agreement, the project will fund increased equipment out of the current Nuevo fire station and then through the new fire station that would be located within the project as well as operations through the Community Facilities District (CFD) that is anticipated to be established for the project area to provide supplemental funding for ongoing operations compared to typical property tax revenue.

**Historic Trail:** There is an historic trail (De Anza National Trail) located within the project vicinity, but its location is further north of the project. The project would not have any impact on this historic trail.

**Farmland Loss:** The project does have areas designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Locally Important Farmland based on the Department of Conservation's mapping. As noted in the EIR, impacts to loss of farmland are significant and unavoidable which mirrors the determination from the Riverside County General Plan's EIR. The project does include certain mitigation measures to minimize the potential for conversion of additional agricultural areas. Additionally, the project would retain approximately 145.8 acres of area within the Specific Plan designated for agricultural use.

**Water Supply:** It was questioned whether the project and EMWD would have adequate water supply to serve the project. The project did perform a Water Supply Assessment in 2013 by EMWD which determined that adequate water supply exists to serve the project. Additionally, as indicated by the developer at the Planning Commission hearing, they had checked back in with EMWD regularly since then to re-verify the conclusion on the assessment.

#### *Development Agreement*

The proposed Development Agreement has been finalized for consideration by the Planning Commission and is included in the staff report package. New conditions of approval to implement certain provisions of the Development Agreement have been added to the Specific Plan from the prior set of conditions of approval provided at the September 6<sup>th</sup> Planning Commission hearing.

#### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Agriculture (AG), Open Space: Conservation (OS:C), Community Development: Very Low Density Residential, (CD:VLDR) Community Development: Low Density Residential (CD:LDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI), and Community Development: Highest Density Residential (CD:HHDR)
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Conservation Habitat (OS:CH) and Agriculture (AG) to the north, Agriculture (AG) and the City of San Jacinto to the east, Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR) to the south, Community Development: Very Low Density Residential (CD:VLDR), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Highest Density Residential (CD:HHDR), Community

- Development: Commercial Retail (CD:CR),  
Community Development: Light Industrial (CD:LI)  
to the west
3. Existing Zoning (Ex. #2):  
Light Agriculture – 10-acre minimum (A-1-10),  
Heavy Agriculture – 10-acre minimum (A-2-10),  
Light Agriculture with Poultry (A-P), Scenic  
Highway Commercial (C-P-S), Rural Commercial  
(C-R), Manufacturing – Service Commercial (M-  
SC), Residential Agricultural (R-A), Residential  
Agricultural, 1-acre minimum (R-A-1), Residential  
Agricultural, 10-acre minimum (R-A-10),  
Residential Agricultural, 2 ½-acre minimum (R-A-  
2½), Rural Residential (R-R), One-Family  
Dwellings (R-1), Highest Density Residential (R-7),  
and Natural Assets, 640-acre minimum lot size (N-  
A-640)
3. Proposed Zoning (Ex. #2):  
Specific Plan
4. Surrounding Zoning (Ex. #2):  
Natural Assets – 640 Acre Minimum (N-A-640),  
Light Agriculture – 10 Acre Minimum (A-1-10),  
Heavy Agriculture 10 Acre Minimum (A-2-10) to  
the north, Controlled Development Areas (W-2)  
and the City of San Jacinto to the east, Residential  
Agricultural (R-A), Residential Agricultural – 1 Acre  
Minimum (R-A-1), Residential Agricultural – 2 ½  
Acre Minimum (R-A-2 ½), Residential Agricultural  
– 10 Acre Minimum (R-A-10) to the south,  
Residential Agricultural (R-A), Highest Density  
Residential (R-7), One Family Dwelling (R-1) to the  
west
5. Existing Land Use (Ex. #1):  
Existing land uses on site include the McAnally  
chicken ranch which will be demolished and  
removed, the Metropolitan Water District (MWD)  
Colorado River aqueduct and basin which will  
continue to be owned by MWD and will remain, a  
thoroughbred farm which will be removed, an  
abandoned RV park which will be demolished, a  
portion of the Lakeview Mountains which will be  
retained in open space, and vacant or farm land  
upon which the project will be constructed.
6. Surrounding Land Use (Ex. #1):  
City of Jan Jacinto to the east, existing large lot  
single family residential to the west, the Lakeview  
Mountains south, and the San Jacinto Wildlife Area  
and existing dairies to the north. Uses on site  
include an abandoned RV park, the McAnally  
Chicken Ranch, agriculture, vacant land, single  
family residential and the an MWD Aqueduct
7. Project Data:  
Original Specific Plan:

Total Acreage: 2,786  
Total Maximum Units: 11,350  
Total Maximum Non-Residential Area:  
500,000 square feet  
Specific Plan Alternative 7  
Total Acreage: 2,883  
Total Maximum Units: 8,725  
Total Maximum Non-Residential Area: 1,380,000  
square feet

8. Environmental Concerns: See Environmental Impact Report

**RECOMMENDATIONS:**

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

**DENY SPECIFIC PLAN NO. 342** as proposed by the applicant, based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 471**, based on the findings and conclusions incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 720**, consistent with Alternative 7 and amending the General Plan Land Use designation for the subject property as reflected in the Specific Plan Land Use Plan and Figure 3 of the Lakeview Nuevo Area Plan and other related tables and figures, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 721** consistent with Alternative 7 and, amending the General Plan Circulation Element Figures 7 and 8 and other related tables and figures to as shown on Exhibits B.2.6B and B.8.18B of the Specific Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE ALTERNATIVE 7 AS SPECIFIC PLAN NO. 342**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7055**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**TENTATIVELY APPROVE DEVELOPMENT AGREEMENT NO. 73**, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Development Agreement Ordinance by the Board of Supervisors.

**STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-006** recommending adoption of General Plan Amendment No. 720, General Plan Amendment No. 721, and Alternative 7 as Specific Plan No. 342 to the Board of Supervisors.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the associated Environmental Impact Report which is incorporated herein by reference.

1. The project includes the following: Specific Plan No. 342 as described in Alternative 7 in EIR No. 471 and shown on the Specific Plan Land Use Plan, General Plan Amendment No. 721, General Plan Amendment No. 720, Change of Zone No. 7055 and associated zoning ordinance, and Development Agreement No. 73 (the “project”).
2. The project site is designated Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Agriculture (AG), Open Space: Conservation (OS:C), Community Development: Very Low Density Residential, (CD:VLDR) Community Development: Low Density Residential (CD:LDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI), and Community Development: Highest Density Residential (CD:HHDR), in the Lakeview Nuevo Area plan. Upon adoption of General Plan Amendment No. 720, the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
3. The project site is surrounded by properties which are designated Open Space: Conservation Habitat (OS:CH) and Agriculture (AG) to the north, Agriculture (AG) and the City of San Jacinto to the east, Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR), Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR) to the south, Community Development: Very Low Density Residential (CD:VLDR), Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Community Development: Highest Density Residential (CD:HHDR), Community Development: Commercial Retail (CD:CR), Community Development: Light Industrial (CD:LI) to the west, in the Lakeview Nuevo Area plan.
4. The following findings support the approval of General Plan Amendment No. 720 Technical Amendment pursuant to Ordinance No. 348 Sections 2.4.C.1.a., c., and e.:
  - a) The technical amendment would not change any policy direction or intent of the General Plan. The technical amendment is intended to correct the boundary of the Rural Mountainous land use designation, which pursuant to the General Plan Land Use Element Table LU-4 notes applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours. The technical amendment would correct the boundary to reflect the actual topography and toe of slope to be consistent with the policy direction and intent of the General Plan for this land use designation. Thus, the Technical Amendment will provide for correct information and does not change the intent of the General Plan.

c) A land use designation was based on inaccurate or misleading information originally. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan was hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours, which is more accurate. The updated, more accurate information indicates that the existing boundaries of the General Plan land use designations do not accurately reflect actual topography. The information generally results in the location of the toe of slope being moved outwards, thus reducing the amount of area designated as mountainous and increasing the amount of area designated as non-mountainous. With this General Plan Amendment, the land use designations following the base of the Lakeview Mountains are more accurately reflected.

e) A minor change of boundary will more accurately reflect geological or topographic features. The Technical Amendment will rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains, and those in the lowlands because the actual toe-of-slope does not match the underlying land use designations. The data used to determine the toe-of-slope in the LNAP and GP were hand drawn using USGS 10-foot contours; whereas, the updated toe-of-slope line was obtained from a field survey and recently-flown aerial topography using 1-foot contours. The land use boundaries between the residential land uses and Lakeview Mountains were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. This technical correction will provide an accurate representation of the topographic features in the LNAP and provide correct General Plan land use designations. Thus, the Technical Amendment will provide a point of clarification to more accurately express the General Plan's meaning and eliminate a source of confusion by providing for correct information which does not change the intent of the General Plan.

5. The following findings can be made in support of the General Plan Amendment No. 720 Entitlement/Policy Amendment pursuant to Ordinance No. 348 Section 2.4.C.2.a), b) and c):

a) The General Plan Amendment does not conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

Riverside County Vision: The Riverside County Vision, in its discussion on Population Growth, specifically states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, Ramona Expressway, to justify locating such a substantial sized development along this current major transportation corridor. Beyond the existing transportation corridor, the project is located adjacent to what is anticipated to expand to an even greater transportation corridor, the Mid County Parkway, which although not fully approved and certain, is anticipated to be developed and may be considered in its current status for this project with an approved Environmental Impact Report/Environmental Impact Statement from 2015. Additionally, the project is providing for conservation areas which help serve to further secure lands as open space corridors. Further in its discussion on Population Growth, the Riverside County Vision states that the focus on growth is on quality development, not on halting growth. The project with its land use plan and other

provisions will require the development of a well-designed, quality community. In addition, the project is designed to support a variety of transportation choices including walking, hiking, biking, mass transit and the automobile. The project will also coordinate transportation with local and regional agencies where possible in order to maximize integration of the project with local transportation planning and implementation efforts.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained." The project is an example of that with its relatively higher densities to accommodate for growth across all income groups via a variety of allowed densities while also preserving open space areas as reflected in the Specific Plan Land Use Plan. The project site utilizes the existing natural setting by incorporating a reduced development footprint that will avoid high value habitat and conserves nearly 1,000 acres of various habitats.

On the topic of Healthy Communities, the Riverside County Vision states, "Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks." The project, through its designation and distribution of active park areas, connecting trails and sidewalks, and dedication of natural open space specifically meets this provision of the Riverside County Vision. Specifically, Alternative 7 would provide 94 acres of public parkland onsite (not counting the small Neighborhood Parks around 1/3-acre in size that are also proposed by Alternative 7). Furthermore, Alternative 7 provides approximately 15.5 acres of on-site trails and approximately 5 acres of off-site multi-purpose trails.

Also within Healthy Communities, the Riverside County Vision states, "Throughout Riverside County there are hubs of complete, compact and transit-oriented communities, with a mix of housing, jobs, retail, and community facilities. These types of communities flourish because it brings housing, jobs and shopping opportunities close together to create cohesive and beautiful communities that provide for the daily needs of residents within easy walking distance of homes and workplaces." The project with its diverse land uses, both in its diversity of residential densities and the provision for retail and office uses is intended to develop such a community to meet the daily needs of residents. The mixed-use Town Center Village will be designed to discourage the use of cars and the 32-mile network of bicycle lanes, trails, and paseos leads to destinations such as the library, schools, parks, open space, and bus stops.

On the topic of Conservation and Open Space Resource System, the Riverside County vision provides, "Conserved multi-purpose open space is viewed as a critical part of Riverside County's system of public facilities and services required to improve the existing quality of life and accommodate new development." The project with its large area to be designated as open space helps secure a great deal of open space, while allowing the remaining balance of the site to be developed. Alternative 7 includes approximately 1,030 acres of open space and 79 acres of parks.

On the topic of Agricultural Lands, the Riverside County Vision states, "Many agricultural properties remain as economically productive businesses, whereas others are phasing into development through a carefully managed transition program designed to stage the transition from farming to clearly designated urban and suburban uses." The project is an example of such a transition which



will continue to allow for agricultural uses on the property until development occurs as well as retaining areas within the project designated as Agricultural. Of the approximately 2,883-acre project site, approximately 145 acres (5 percent) would be designated for agricultural use. Moreover, it should be noted that some of the designated open space under this alternative may be used for agricultural purposes.

This is simply a sampling of the Vision topics in which the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, General Plan Amendment No. 721 would not conflict with the Riverside County Vision.

General Planning Principle: The General Plan Amendment implements the Principle for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities. The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of large areas of conserved open space. Similarly, General Plan Amendment implements the Principle for Habitat Preservation which seeks preservation of natural systems through the project's inclusion of large areas or conserved open space. The General Plan Amendment implements the Principle for Community Open Space with its provision of a number of designated park areas that would provide a variety of amenities and facilities. The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances. This is simply a sampling of the Principles in which the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no other Principles that the General Plan Amendment inherently conflicts with. Therefore, General Plan Amendment No. 720 would not conflict with the Riverside County General Plan Principles

The proposed General Plan Amendment also proposes to change Foundation Components, findings to support an extraordinary foundation component amendment are provided below.

b) The project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and the Lakeview/Nuevo Area Plan. The purposes of General Plan are to set direction for land use and development in strategic locations, development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources it contains. because the project is contributing to the achievement of the purposes of the General Plan with regards to the expansion and construction of Ramona Expressway and the Mid-County Parkway and the dedication of approximately 984.5 acres to the Riverside County Multi-Species Habitat Conservation Plan.

c) There are new conditions or special circumstances that were unanticipated in preparing the General Plan. This condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan. Without such an extensive ownership and ability to comprehensively plan for the area, which

balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own. Additionally, the Environmental Impact Report for the Mid-County Parkway was acted on by the Riverside County Transportation Commission on April 8, 2015 and the Environmental Impact Statement was approved by the Federal Highway Administration on April 24, 2015 and Record of Decision was issued on August 26, 2015. This updated status of the Mid-County Parkway is a substantial threshold crossed which brings it closer to being implemented. While the project already exists on a major transportation corridor of Ramona Expressway, the updated status of Mid-County Parkway represents a new condition or circumstance to further support the development of a master planned community that would both be served by this transportation corridor and to develop higher densities around the corridor as is proposed by the project and is supported by the General Plan Vision and Principles as previously noted in subsection a.

6. The following findings can be made in support of the General Plan Amendment No. 720 Foundation Component Amendment – Extraordinary pursuant to Ordinance No. 348 Section 2.6.F.1., 2., and 8:

1) The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

Findings related to new conditions and circumstances as well as the Riverside County Vision are provided above.

The General Plan Amendment changes the Foundation Component from a mix of Rural, Rural Community, and Open Space to Community Development. Such change does not conflict with other Elements of the General Plan. Also, with the adoption of the changes proposed in General Plan Amendment No. 721, there will be consistency between the project and the Circulation Element. As provided in Environmental Impact Report No. 471 and detailed in Environmental Impact Report Appendix N, the project would not create an internal inconsistency among the elements or any General Plan policies.

2) A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, General Planning Principles, or Foundation Component. The project is proposing to make changes to the project site's Foundation Components. As provided above, this condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan.

8) A Foundation Component change is necessary to facilitate implementation of open space or transportation corridor designations arising from the MSHCP and Community Environmental Transportation Acceptability Program (CETAP) programs that are contained in this General Plan, and that could not be accomplished by a lesser change in the General Plan. As provided above, the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure

and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and CETAP corridor. The project leverages the unusually large size of the property under single ownership and compact building design to provide over 50% open space (conservation, parks, trails, earthen drainage channels, landscape setbacks, terrace slopes and open space). Specifically, Alternative 7 includes approximately 1,050 acres of conservation habitat. Conservation of a contiguous 900+ acre portion of the Lakeview Mountains allows implementation of the MSHCP and avoidance of sensitive species/habitats and significant cultural resources. This opportunity allows a more comprehensive analysis of biological resources and comprehensive approach to conserving open space consistent with the MSCHP. Smaller individual projects may result in a piecemeal approach when designating specific open space areas for conservation. Additionally, Alternative 7 does not include JJ Street, and therefore eliminates the need to extend the length of the undercrossing that is part of the Riverside County Transportation Commission's Mid-County Parkway project, in order to accommodate JJ Street and to facilitate wildlife movement along PCL-20. As such, Alternative 7 reduces impacts to wildlife movement at the undercrossing by limiting the distance for wildlife to cross under the roadway.

Additionally, given the infrastructure needs and resulting costs, such smaller developments may not be at a scale to offset such costs and needed infrastructure would be delayed and frustrate the implementation of the CETAP. The opportunity to have a comprehensive master plan to develop this area, as would be allowed by the Foundation Component change, provides the ability to offset the costs of providing right-of-way for the Mid-County Parkway (pursuant to provisions within the Development Agreement). Without this provision, such right-of-way would have to be obtained through purchase of the right-of-way, which could be costly and could delay the Mid-County Parkway's construction.

7. The following findings can be made in support of the General Plan Amendment No. 720 Agricultural Foundation Component Amendment pursuant to Ordinance No. 348 Section 2.7.B and E:

B) Pursuant to Ordinance No. 348 Section 2.7.B.3, a maximum of 7% of the Agricultural Foundation acreage shall be generally authorized for conversion from the Agriculture Foundation Component to any other Foundation Component within a 2 ½ year period. The proposed amendment to the Agricultural Foundation Component would be within the July 1, 2016 to December 31, 2018 2 ½ year cycle. At the start of the current 2 ½ year cycle, the total acreage within Area C of Riverside County (consisting of western Riverside County which excludes the Western Coachella Valley, Eastern Coachella Valley, Desert Center, and Palo Verde Valley Area Plans) was 29,498.94 acres. Within this time period, no other changes to the Agricultural Foundation Component have already occurred. The current change to convert 826 acres from Agricultural Foundation to Community Development represent a 2.8% change to the total acreage of the Agricultural Foundation Component. Additionally, prior cycles have resulted in changes to the Agricultural Foundation Component that have been below the 7% maximum per cycle to convert to another Foundation Component, which is allowed to roll over to subsequent cycles as unutilized conversion. Therefore, the proposed change to the Agricultural Foundation Component Amendment would not result in a greater than 7% conversion of Agricultural Foundation Component designated area to another Foundation Component.

E) As provided above, the General Plan Amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

8. The following findings can be made in support of the General Plan Amendment No. 721 Entitlement/Policy Amendment pursuant to Ordinance No. 348 Section 2.4:

a) The General Plan Amendment does not conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

Riverside County Vision: On the topic of Transportation, the Riverside County Vision provides , “Investment in, and expansion of, the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.” The project would further refine this system and provide for implementation of not just the roadways, but also area trails. General Plan Amendment No. 721 modifies the Circulation Plan as shown on Figure 7 and Trails and Bikeway System as shown on Figure 8 of the Lakeview Nuevo Area Plan relative to the specific location of roads and trails, the expansion of arterial street networks will occur as outlined in the Riverside County Vision through the Specific Plan and further implementing development. The project will be implementing the vision through a more comprehensive plan of trails for the area and through improvements to roads as shown and required in the Specific Plan.

This is simply a sampling of the Vision topics related to the Circulation Element General Plan Amendment in which the proposed General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the proposed General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b) General Planning Principle: The General Plan Amendment implements the Principle for Transportation Corridors III.B.1, specifically, the need for new transportation corridors with a mix of modes of transportation. The General Plan Amendment with its modified locations of roads and trails and the related Specific Plan implements this by accommodating further development of Ramona Expressway and providing for area trails and mass transit opportunities with the clustered areas of development around the Town Center area of the project. The Principle for Street Standards which notes that local street standards warrant a review to allow alternative designs to allow for creative street design while allowing for public safety is specifically implemented by the General Plan Amendment through its revised alignments and street standards specifically implements this principle. This is simply a sampling of the Principles in which the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no other Principles that the proposed General Plan Amendment inherently conflicts with. Therefore, General Plan Amendment No. 721 would not conflict with the Riverside County General Plan Principles

c) Foundation Component: General Plan Amendment No. 721 does not change a Foundation Component. However, General Plan Amendment No. 721 is part of the overall project which also includes General Plan Amendment No. 720 which does modify Foundation Components as described above. Findings to support an extraordinary foundation component amendment are provided above.

d) The project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and the Lakeview/Nuevo Area Plan because the project, which this General Plan Amendment is a part of, is contributing to the achievement of

the purposes of the General Plan with regards to the expansion and construction of the Ramona Expressway and the dedication of approximately 895 acres to the Riverside County Multi-Species Habitat Conservation Plan.

e) There are new conditions or special circumstances that were unanticipated in preparing the General Plan. This condition is the opportunity that is presented by having 2,883 acres under the control of one entity that wants to pursue a comprehensive master plan to address not only the land uses, but the infrastructure and open space needs as well and which in doing so will assist the County in compliance with the MSHCP and furthering the objectives of the General Plan. Without such an extensive ownership and ability to comprehensively plan for the area, which balances out the needs for open space conservation with areas with increased intensity as well as ability to provide for necessary infrastructure to serve this intensity, such land use designations would not be as practical applied on their own. Additionally, the Environmental Impact Report for the Mid-County Parkway was acted on by the Riverside County Transportation Commission on April 8, 2015 and the Environmental Impact Statement was approved by the Federal Highway Administration on April 24, 2015 and Record of Decision was issued on August 26, 2015. This updated status of the Mid-County Parkway is a substantial threshold crossed which brings it closer to being implemented. While the project already exists on a major transportation corridor of Ramona Expressway, the updated status of Mid-County Parkway represents a new condition or circumstance to further support the development of a master planned community that would both be served by this transportation corridor and to develop higher densities around the corridor as is proposed by the project and is supported by the General Plan Vision and Principles as previously noted in finding 5.a).

9. The project would change the land use designation of a 2.56-acre area from Highest Density Residential to Mixed Use as shown in the proposed Specific Plan land use plan. Similarly, the zoning classification of the area is currently zoned Highest Density Residential (R-7) and is proposed to change to Specific Plan (SP). The Highest Density Residential (R-7) zoning classification is an implementation of the Housing Element to designate adequate properties for a certain level of density to achieve affordable housing goals and the Regional Housing Needs Assessment (RHNA) for the County of Riverside. This particular site could accommodate up to 102 units for affordable housing assuming a maximum density of 40 dwelling units per acre. Although the project would change this from HHDR and R-7 to another land use designation and zoning that would not provide for similar development potential on that particular site, through the overall Specific Plan and Development Agreement a minimum of 872 dwelling units are required to be developed at a density between 20 to 40 dwelling units per acre to provide an opportunity for for affordable housing. This provision through the Specific Plan and Development Agreement would more than balance out the loss of affordable housing units from this particular site, and allows the project to still be consistent with the General Plan Housing Element.
10. This project is primarily located within a Community Development Overlay of the General Plan. This overlay generally allows for Community Development land use designations to be applied through General Plan Amendments where Rural, Rural Community, Agriculture, or Open Space Foundation Component areas exist. The project implements this with its proposal for Community Development land use designations.
11. The zoning for the subject site is Light Agriculture – 10-acre minimum (A-1-10), Heavy Agriculture – 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential

Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640).

12. The project site is surrounded by properties which are zoned Natural Assets – 640 Acre Minimum (N-A-640), Light Agriculture – 10 Acre Minimum (A-1-10), Heavy Agriculture 10 Acre Minimum (A-2-10) to the north, Controlled Development Areas (W-2) and the City of San Jacinto to the east, Residential Agricultural (R-A), Residential Agricultural – 1 Acre Minimum (R-A-1), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, Residential Agricultural (R-A), Highest Density Residential (R-7), One Family Dwelling (R-1) to the west.
13. The current land uses on surrounding parcels include vacant land in the City of Jan Jacinto to the east, existing large lot single family residential to the west, the Lakeview Mountains south, and the San Jacinto Wildlife Area and existing dairies to the north. Uses on site include an abandoned RV park, the McAnally Chicken Ranch, agriculture, vacant land, single family residential and the an MWD Aqueduct.
14. This project is located within several Criteria Areas of the Multi-Species Habitat Conservation Plan, and as such has been required to complete the Habitat Assessment Negotiation Strategy (HANS # 313) and the Joint Project Review (JPR) process with the Regional Conservation Authority (RCA) pursuant to the RCA JPR letter dated June 16, 2008. A total of 984.5 acres of conservation is required within the boundaries of this project. The RCA determined that the project will provide adequate conservation for applicable core, habitat block, linkage, and criteria cells in the Specific Plan area and is consistent with the MSHCP reserve assembly requirements.
15. This project is located within the Stephen’s Kangaroo Rat Fee Area and will be subject to applicable fees pursuant to Riverside County Ordinance No. 663 (Condition 30.PLANNING.28).
16. This Specific Plan is located with areas designated as Very High and Moderate fire hazard severity as well as areas with no fire hazard severity designation. The areas within Very High and Moderate fire hazard severity designated areas are located primarily within State Responsibility Areas with some smaller areas located within Local Responsibility Areas. No subdivisions are proposed at this time, but future subdivisions will be required to comply with the provisions of Government Code section 66474.02
17. Fire protection and suppression services will be available for the Specific Plan through Riverside County Fire Department.
18. Development Agreement No. 73 (“DA”) is consistent with the General Plan, public health, safety, and general welfare. The express terms of the DA grants the applicant a vested right to develop the Project in accordance with existing land use regulations, including in accordance with the General Plan. The conditions of approval and mitigation measures, the approvals of which are incorporated in the exhibits of the DA, ensure that the Specific Plan is developed in a way that is consistent with public health, safety and general welfare. Moreover, the DA will provide significant public benefits. All of these agreement provisions ensure that the DA will provide significant benefits.

19. Environmental Impact Report (EIR) No. 471 was prepared and circulated in compliance with the California Environmental Quality Act (CEQA). All potentially significant effects have been adequately analyzed in the EIR pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the project. However, the impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations, and feasible mitigation measures as identified in the Draft EIR and Final EIR. A Final EIR has been prepared and includes responses to comments received during the comment period. EIR Alternative 7 is the environmentally superior alternative compared to the applicant proposed Specific Plan.

**CONCLUSIONS:**

1. Upon adoption of General Plan Amendments No. 720 and 721 the project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. Upon adoption of the proposed zone change, the project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
3. Upon adoption of the proposed Specific Plan zoning ordinance text the project is consistent with all other applicable provisions of Ordinance No. 348.
4. The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Noise, Population/Housing, Transportation/Traffic, Utilities, and Greenhouse Gas Emissions. These overriding considerations will be included in the Board of Supervisors resolution certifying the EIR.
5. The public's health, safety, and general welfare are protected through project design.
6. The project is conditionally compatible with the present and future logical development of the area.
7. The project will potentially have a significant effect on the environment.
8. The project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. The project site is not located within:
  - a. The City of Perris sphere of influence;
  - b. The City of San Jacinto sphere of influence;
  - c. An Alquist-Priolo earthquake fault hazard study zone;
  - d. A dam inundation area;
  - e. A Redevelopment area; or,
  - f. An airport influence area.

2. The project site is located within:
  - a. The boundaries of the Nuvview Elementary School District;
  - b. The boundaries of the Perris Union High School District;
  - c. The boundaries of Community Service Area 146;
  - d. A 100-year flood plain, partially;
  - e. The Lakeview/Nuevo Area Drainage Plan (ADP);
  - f. The Stephens Kangaroo Rat Fee Area;
  - g. A Very High Fire Area, partially;
  - h. Sixteen Western Riverside County MSHCP Criteria Cells; and,
  - i. A low and moderate potential liquefaction area.
  
3. The subject site is currently designated as Assessor's Parcel Numbers 425-100-002, 425-100-015, et al.

Date Prepared: 06/02/17  
Date Revised: 10/11/17



**RESOLUTION 2017-006**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 720,**  
**GENERAL PLAN AMENDMENT NO. 721, AND**  
**SPECIFIC PLAN NO. 342**

**WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 6, 2017, October 4, 2017, and October 18, 2017, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on September 6, 2017, October 4, 2017, and October 18, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

- ADOPTION** of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 471;**
- APPROVAL** of **SPECIFIC PLAN NO. 342;**
- APPROVAL** of **GENERAL PLAN AMENDMENT NO. 720;** and
- APPROVAL** of **GENERAL PLAN AMENDMENT NO. 721.**

1 ORDINANCE NO. 348.XXXX

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside Ordains as Follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No.2., as  
7 amended, are further amended by placing in effect in the Hemet-San Jacinto Zoning District, and the  
8 Lakeview Zoning Area, zone or zones as shown on the map entitled 'Change of Official Zoning Plan  
9 Amending Ordinance No. 348, Map No. XXXX, Change of Zone Case No. 7055', which map is made a  
10 part of this ordinance.

11 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section  
12 17.114 to read as follows:

13 Section 17.114 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN  
14 NO. 342.

15 a. Planning Areas 50A, 50B, 50D, 50E, 50F, 50G, 50H, and 50J.

16 (1) The uses permitted in Planning Areas 50A, 50B, 50D, 50E, 50F, 50G, 50H,  
17 and 50J of Specific Plan No. 342 shall be the same as those uses permitted in  
18 Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
19 permitted in Section 8.100.A.(1), (2), (3), (4), (5), (6), (8), and (9); B.(1); and  
20 C.(1) shall not be permitted. Any use that is not specifically listed herein may  
21 be considered a permitted or conditionally permitted use provided that the  
22 Assistant TLMA Director – Community Development finds that the proposed  
23 use is substantially the same in character and intensity as those listed in the  
24 designated subsections. Such a use is subject to the permit process which  
25 governs the category in which it falls.

26 (2) The development standards for Planning Areas 50A, 50B, 50D, 50E, 50F,  
27 50G, 50H, and 50J of Specific Plan No. 342 shall be the same standards as  
28 those identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article VIIIe of Ordinance No. 348.

3 b. Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 52.

4 (1) The uses permitted in Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,  
5 39, 40, and 52 of Specific Plan No. 342 shall be the same as those uses  
6 permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that  
7 the use permitted in Section 8.100.A.(8) shall not be permitted. In addition,  
8 the uses permitted in Section 8.100.A. shall include amphitheatres with non-  
9 acoustic amplifications and shielded lighting, community gardens,  
10 community theaters and arboretums, skateboard parks, driving ranges not  
11 associated with a golf course, libraries, miniature golf facilities, museums and  
12 parks. In addition to the permitted uses provided above, uses permitted in  
13 Article XIII, Section 13.1 shall be permitted on an interim basis until such  
14 time as development within Planning Areas 29, 30, 31, 32, 33, 34, 35, 36, 37,  
15 38, 39, 40, and 52 of Specific Plan No. 342 occurs except that interim uses  
16 permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1), (2), (3), (4), (8),  
17 (9), and (12); and C.(1) shall not be permitted. Any use that is not specifically  
18 listed herein may be considered a permitted or conditionally permitted use  
19 provided that the Assistant TLMA Director – Community Development finds  
20 that the proposed use is substantially the same in character and intensity as  
21 those listed in the designated subsections. Such a use is subject to the permit  
22 process which governs the category in which it falls.

23 (2) The development standards for the non-interim uses in Planning Areas 29,  
24 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, and 52 of Specific Plan No. 342 shall  
25 be the same standards as those identified in Article VIIIe, Section 8.101 of  
26 Ordinance No. 348.

27 (3) The development standards for the non-interim uses in Planning Area 36 of  
28 Specific Plan No. 342 shall be the same standards as those identified in

1 Article VIIIe, Section 8.101 of Ordinance No. 348 except that the following  
2 development standard shall also apply:

3 A. There shall be no lighting other than shielded lighting located in  
4 parking areas.

5 (4) The development standards for the interim uses in Planning Areas 29, 30, 31,  
6 32, 33, 34, 35, 36, 37, 38, 39, 40, and 52 of Specific Plan No. 342 shall be the  
7 same standards as those identified in Article XIII, Section 13.2 of Ordinance  
8 No. 348.

9 (5) Except as provided above, all other zoning requirements shall be the same as  
10 those requirements identified in Article VIIIe and Article XIII of Ordinance  
11 No. 348.

12 c. Planning Areas 6, 9, 10, 15

13 (1) The uses permitted in Planning Areas 6, 9, 10, and 15 of Specific Plan No.  
14 342 shall be the same as those uses permitted in Article VIII, Section 8.1 of  
15 Ordinance No. 348, except that the uses permitted in Section 8.1.A.(2), (3),  
16 (6), (7), (9), (11), (13), (14,) (15), (16), (17), (19), (20), (21), (22), (23), (24),  
17 (25), (27), and (28); B.; and C. shall not be permitted. In addition, the uses  
18 permitted in Section 8.1.A. shall include community association facilities,  
19 community gardens, playgrounds, temporary real estate tract offices located  
20 within a subdivision to be used only for and during the original sale of the  
21 subdivision, not to exceed five years. In addition to the permitted uses  
22 provided above, uses permitted in Article XIII, Section 13.1 shall be  
23 permitted on an interim basis until such time as develop within Planning  
24 Areas 6, 9, 10, and 15 of Specific Plan No. 342 occurs except that interim  
25 uses permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1), (2), (3), (4),  
26 (8), (9), and (12); and C.(1) shall not be permitted. Any use that is not  
27 specifically listed herein may be considered a permitted or conditionally  
28 permitted use provided that the Assistant TLMA Director – Community

1 Development finds that the proposed use is substantially the same in  
2 character and intensity as those listed in the designated subsections. Such a  
3 use is subject to the permit process which governs the category in which it  
4 falls.

5 (2) The development standards for detached one family residential development  
6 within Planning Areas 6, 9, 10, and 15 of Specific Plan No. 342 shall be the  
7 same standards as those identified in Article VIII, Section 8.2. of Ordinance  
8 No. 348 except that the development standards set forth in Section 8.2. A.,  
9 B., C., D., and F. shall be deleted and replaced, respectively, with each of the  
10 following:

11 A. Lot area shall be not less than two thousand (2,000') square feet with  
12 a minimum average width of thirty five feet (35') and a minimum  
13 average depth of fifty eight feet (58').

14 B. The front yard shall be not less than five feet (5'), measured from the  
15 existing street right of way or from any future street right of way as  
16 shown on any specific plan of highways, whichever is nearer to the  
17 proposed structure. Garages opening to the front of lots shall be  
18 setback a minimum of eighteen feet (18'). The rear yard shall be not  
19 less than three feet (3'), except that second floor living space and  
20 balconies located in the rear yard shall be permitted within one foot  
21 (1') of the rear property line. Garages opening to the rear of lots shall  
22 be setback a minimum of three feet (3') from the existing street right  
23 of way, from any future street right of way, as shown on any specific  
24 plan of highways, or from the curb of an alley. Garages opening to  
25 the rear of lots shall not be set back greater than five feet (5'), unless  
26 the setback exceeds eighteen-feet (18').

27 C. Side yards on interior and through lots shall be not less than four feet  
28 (4'). Side yards on corner and reverse corner lots shall not be less than

1 five feet (5') from the existing street right of way or from any future  
2 street right of way as shown on any specific plan of highways,  
3 whichever is nearer to the proposed structure, upon which the main  
4 building sides.

5 D. In no case shall more than seventy-five percent (75%) of any lot be  
6 covered by a dwelling.

7 F. The height of buildings shall not exceed forty five feet (45').

8 In addition, the following development standards shall also apply:

9 AA. The minimum frontage of a lot shall be thirty five feet (35'), except  
10 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
11 frontage of thirty feet (30').

12 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
13 similar architectural features shall be allowed to encroach a maximum  
14 of one foot (1') into setbacks on one side so that one side still  
15 maintains a minimum four foot (4') setback. Media niches shall be a  
16 maximum of eight feet (8') in width. Stairways and landings shall be  
17 allowed to encroach a maximum of one foot (1') into setbacks.  
18 Cornices and canopies shall be allowed to encroach a maximum of  
19 one foot (1') into setbacks. Eaves shall be allowed to encroach a  
20 maximum of three feet (3') into setbacks. No second floor structural  
21 encroachments shall be permitted within one foot (1') of the rear  
22 property line. No other structural encroachments shall be permitted  
23 in the front, rear or side yard setback except as provided for in Section  
24 18.19 of Ordinance No. 348.

25 CC. Applications for subdivisions for detached one family residential  
26 development shall also submit a plot plan application which will  
27 include the conceptual design of dwellings including, but not limited  
28 to, elevations and floorplans. The plot plan shall also include the

1 design of any other common buildings and facilities for conceptual  
2 design approval. Planned Residential Development applications shall  
3 not be required.

4 DD. The minimum private open space area for each lot or dwelling shall  
5 be one hundred fifty (150) square feet with minimum dimensions of  
6 ten feet (10') by eight feet (8'). This minimum private open space  
7 area and dimensions shall be relatively flat and not encumbered by  
8 retaining walls, slopes, or other obstructions.

9 EE. A minimum six foot (6') high screen wall shall be located adjacent  
10 to any lower density Planning Area within Specific Plan No. 342 or  
11 any residential zone outside the boundary of Specific Plan No. 342.

12 FF. Tandem garages are permitted.

13 (3) The development standards for attached multiple family residential  
14 development and non-residential development in Planning Areas 6, 9, 10,  
15 and 15 of Specific Plan No. 342 shall be the same as those standards identified  
16 in Article VIII, Section 8.2. of Ordinance No. 348 except that the  
17 development standards set forth in Section 8.2. A., B., C., D., and F. shall be  
18 deleted and replaced, respectively, with each of the following:

19 A. Lot area shall be not less than two thousand (2,000') square feet with  
20 a minimum average width of thirty five feet (35') and a minimum  
21 average depth of fifty eight feet (58').

22 B. The front yard shall be not less than five feet (5'), measured from the  
23 existing street right of way or from any future street right of way as  
24 shown on any specific plan of highways, whichever is nearer to the  
25 proposed structure. Garages opening to the front of lots shall be  
26 setback a minimum of eighteen feet (18'). The rear yard shall be not  
27 less than three feet (3'), except that second floor living space and  
28 balconies located in the rear yard shall be permitted within one foot

1 (1') of the rear property line. Garages opening to the rear of lots shall  
2 be setback a minimum of three feet (3') from the existing street right  
3 of way, from any future street right of way, as shown on any specific  
4 plan of highways, or from the curb of an alley. Garages opening to  
5 the rear of lots shall not be set back greater than five feet (5'), unless  
6 the setback exceeds eighteen-feet (18').

7 C. Side yards on interior and through lots shall be not less than four feet  
8 (4'). Side yards on corner and reverse corner lots shall not be less than  
9 five feet (5') from the existing street right of way or from any future  
10 street right of way as shown on any specific plan of highways,  
11 whichever is nearer to the proposed structure, upon which the main  
12 building sides.

13 D. In no case shall more than seventy-five percent (75%) of any lot be  
14 covered by a dwelling.

15 F. The height of buildings shall not exceed forty five feet (45').

16 In addition, the following development standards shall also apply:

17 AA. The minimum frontage of a lot shall be twenty five feet (25'), except  
18 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
19 frontage of twenty feet (20').

20 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
21 similar architectural features shall be allowed to encroach a maximum  
22 of one foot (1') into setbacks on one side so that one side still  
23 maintains a minimum four foot (4') setback. Media niches shall be a  
24 maximum of eight feet (8') in width. Stairways and landings shall be  
25 allowed to encroach a maximum of one foot (1') into setbacks.  
26 Cornices and canopies shall be allowed to encroach with no maximum  
27 requirement into setbacks. Eaves shall be allowed to encroach with  
28 no maximum requirement into setbacks. No second floor structural



1 encroachments shall be permitted within one foot (1') of the rear  
2 property line. No other structural encroachments shall be permitted  
3 in the front, rear or side yard setback except as provided for in Section  
4 18.19 of Ordinance No. 348.

5 CC. The minimum private open space area for each lot, dwelling, or  
6 dwelling unit on the ground floor shall be eighty (80) square feet with  
7 minimum dimensions of eight feet (8') by five feet (5'). The  
8 minimum private open space area for each lot, dwelling, or dwelling  
9 unit on second stories or greater shall be forty (40) square feet with  
10 minimum dimensions of seven feet (7') by four feet (4'). These  
11 minimum private open space areas and dimensions shall be relatively  
12 flat and not encumbered by retaining walls, slopes, or other  
13 obstructions.

14 DD. A minimum six foot (6') high screen wall shall be located adjacent to  
15 any lower density zone.

16 EE. The maximum number of units within a building shall not exceed  
17 eighteen (18).

18 FF. Tandem garages are permitted.

19 (4) The development standards for the interim uses in Planning Areas 6, 9, 10,  
20 and 15 of Specific Plan No. 342 shall be the same standards as those identified  
21 in Article XIII, Section 13.2 of Ordinance No. 348.

22 (5) Except as provided above, all other zoning requirements shall be the same as  
23 those requirements identified in Article VIII and Article XIII of Ordinance  
24 No. 348.

25 d. Planning Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14.

26 (1) The uses permitted in Planning Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14 of Specific  
27 Plan No. 342 shall be the same as those uses permitted in Article VIII, Section  
28 8.1 of Ordinance No. 348, except that the uses permitted in Section 8.1.A.

1 (1), (2), (3), (10), (11), (13), (14), (15), (17), (19), (20), (21), (24), (25), (27)  
2 and (28); B.(1), (2), and (3); and C. shall not be permitted. In addition, the  
3 uses permitted in Section 8.1.A. shall include community association  
4 facilities, community gardens, and temporary real estate tract offices located  
5 within a subdivision to be used only for and during the original sale of the  
6 subdivision, not to exceed a total of five years. In addition to the permitted  
7 uses provided above, uses permitted in Article XIII, Section 13.1 shall be  
8 permitted on an interim basis until such time as development within Planning  
9 Areas 1, 2, 3, 4, 5, 8, 11, 12, and 14 of Specific Plan No. 342 occurs except  
10 that interim uses permitted in Section 13.1.A.(10), (11), (14), and (15); B.(1),  
11 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use that  
12 is not specifically listed herein may be considered a permitted or  
13 conditionally permitted use provided that the Assistant TLMA Director –  
14 Community Development finds that the proposed use is substantially the  
15 same in character and intensity as those listed in the designated subsections.  
16 Such a use is subject to the permit process which governs the category in  
17 which it falls.

18 (2) The development standards for detached multiple family residential  
19 development and non-residential development within Planning Areas 1, 2, 3,  
20 4, 5, 8, 11, 12, and 14 of Specific Plan No. 342 shall be the same as those  
21 standards identified in Article VIII, Section 8.2. of Ordinance No. 348 except  
22 that the development standards set forth in Article VIII, Section 8.2. A., B.,  
23 C., D., and F. shall be deleted and replaced, respectively, with each of the  
24 following:

- 25 A. There is no minimum lot area, average lot width or average lot depth.  
26 B. The minimum front and rear building setbacks from exterior or  
27 interior streets and boundary lines shall be five feet (5'). The  
28 minimum front and rear building setbacks from interior private streets

1 or driveways shall be five feet (5') as measured from the curb.  
2 Garages opening to the front or rear of lots shall be setback a  
3 minimum of three feet (3') from interior private streets or driveways  
4 or from the curb of an alley. Garages opening to the front or rear of  
5 lots shall not be set back greater than five feet (5'), unless the setback  
6 exceeds eighteen feet (18').

7 C. The minimum side yard building setbacks from exterior or interior  
8 streets and boundary lines shall be five feet (5'). The minimum side  
9 yard building setback from an interior private streets or driveways  
10 shall be five feet (5') as measured from the curb. Garages opening to  
11 the side of lots shall be setback a minimum of three feet (3') from the  
12 interior private streets or driveways or from the curb of an alley.  
13 Garages opening to the side of lots shall not be set back greater than  
14 five feet (5'), unless the setback exceeds eighteen feet (18').

15 D. In no case shall more than ninety-five percent (95%) of any lot be  
16 covered by a dwelling.

17 F. The height of buildings shall not exceed three (3) stories or fifty feet  
18 (50').

19 In addition, the following development standards shall also apply:

20 AA. Fireplaces, media niches, bay windows, porches, window boxes, and  
21 similar architectural features shall be allowed to encroach a  
22 maximum of one foot (1') into setbacks on one side so that one side  
23 still maintains a minimum four foot (4') setback. Media niches shall  
24 be a maximum of eight feet (8') in width. Stairways and landings  
25 shall be allowed to encroach a maximum of one foot (1') into  
26 setbacks. Cornices and canopies shall be allowed to encroach with  
27 no maximum requirement into setbacks. Eaves shall be allowed to  
28 encroach with no maximum requirement into setbacks. Second floor

1 structural encroachments shall be permitted with no maximum  
2 setback. No other structural encroachments shall be permitted in the  
3 front, rear or side yard setback except as provided for in Section  
4 18.19 of Ordinance No. 348.

5 BB. The minimum private open space area for each lot, dwelling, or  
6 dwelling unit shall be fifty (50) square feet with minimum  
7 dimensions of six feet (6') by six feet (6'). This minimum private  
8 open space area and dimensions shall be relatively flat and not  
9 encumbered by retaining walls, slopes, or other obstructions. Open  
10 space may be located on rooftop if accessible directly by unit.

11 CC. The distance between buildings shall be no less than six feet (6').

12 DD. A minimum six foot (6') high screen wall shall be located adjacent  
13 to any lower density Planning Area within Specific Plan No. 342 or  
14 any residential zone outside the boundary of Specific Plan No. 342.

15 EE. Tandem garages are permitted.

16 (3) The development standards for the interim uses in Planning Areas 1, 2, 3, 4,  
17 5, 8, 11, 12, and 14 of Specific Plan No. 342 shall be the same standards as  
18 those identified in Article XIII, Section 13.2 of Ordinance No. 348.

19 (4) Except as provided above, all other zoning requirements shall be the same as  
20 those requirements identified in Article VIII and Article XIII of Ordinance  
21 No. 348.

22 e. Planning Areas 7 and 13.

23 (1) The uses permitted in Planning Areas 7 and 13 of Specific Plan No. 342 shall  
24 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
25 No. 348, except that the uses permitted in Section 6.1.B.(1) and (2); and C.(1)  
26 shall not be permitted. In addition, the uses permitted in Section 6.1.A. shall  
27 include multiple family dwellings, community association facilities, parks,  
28 community gardens, and temporary real estate tract offices located within a

1 subdivision to be used only for and during the original sale of the subdivision,  
2 not to exceed five years. In addition to the permitted uses provided above,  
3 uses permitted in Article XIII, Section 13.1 shall be permitted on an interim  
4 basis until such time as development within Planning Areas 7 and 13 occurs  
5 except that uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),  
6 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use that  
7 is not specifically listed herein may be considered a permitted or  
8 conditionally permitted use provided that the Assistant TLMA Director –  
9 Community Development finds that the proposed use is substantially the  
10 same in character and intensity as those listed in the designated subsections.  
11 Such a use is subject to the permit process which governs the category in  
12 which it falls.

13 (2) The development standards for detached one family residential development  
14 within Planning Areas 7 and 13 of Specific Plan No. 342 shall be the same  
15 standards as those identified in Article VI, Section 6.2. of Ordinance No. 348  
16 except that the development standards set forth in Article VI, Section 6.2. B.,  
17 C., D., E., and G. shall be deleted and replaced, respectively, with each of the  
18 following:

19 B. Lot area shall be not less than two thousand eight hundred (2,800')  
20 square feet.

21 C. The minimum average width of each lot shall be forty feet (40') and  
22 the minimum average depth shall be seventy feet (70').

23 D. The minimum frontage of a lot shall be thirty five feet (35'), except  
24 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
25 frontage of thirty feet (30').

26 E. The front yard shall be not less than eight feet (8'), measured from the  
27 existing street right of way or from any future street right of way as  
28 shown on any specific plan of highways, whichever is nearer to the

1 proposed structure. Porches in the front of the structure may encroach  
2 five feet (5') into the front yard setback. Garages opening to the front  
3 of lots shall be setback a minimum of eighteen feet (18'). Side yards  
4 on interior and through lots shall be not less than five feet (5'). Side  
5 yards on corner and reverse corner lots shall not be less than five feet  
6 (5') from the existing street right of way or from any future street right  
7 of way as shown on any specific plan of highways, whichever is  
8 nearer to the proposed structure, upon which the main building sides.  
9 The rear yard shall be not less than ten feet (10'), except that second  
10 floor living space and balconies located in the rear yard shall be  
11 permitted to encroach one foot (1') into the setback. Garages opening  
12 to the rear of lots shall be setback a minimum of three feet (3') from  
13 the existing street right of way, from any future street right of way, as  
14 shown on any specific plan of highways, or from the curb of an alley.  
15 Garages opening to the rear of lots shall not be set back greater than  
16 five feet (5'), unless the setback exceeds eighteen-feet (18').

- 17 G. In no case shall more than sixty percent (60%) of any lot be covered  
18 by a dwelling footprint.

19 In addition, the following development standards shall also apply:

- 20 AA. Fireplaces, media niches, bay windows, porches, window boxes, and  
21 similar architectural features shall be allowed to encroach a maximum  
22 of two and one half feet (2½') into setbacks. At least one side of the  
23 structure shall maintain a four foot (4') setback regardless of  
24 encroachments. Media niches shall be a maximum of eight feet (8')  
25 in width. Stairways and landings shall be allowed to encroach a  
26 maximum of three feet (3') into setbacks. Cornices and canopies shall  
27 be allowed to encroach a maximum of one foot (1') into setbacks.  
28 Eaves shall be allowed to encroach a maximum of three-feet (3') into

1 setbacks. No second floor structural encroachments shall be permitted  
2 within one foot (1') of the rear property line. No other structural  
3 encroachments shall be permitted in the front, rear or side yard  
4 setback except as provided for in Section 18.19 of Ordinance No. 348.

5 BB. The minimum private open space area for each lot or dwelling shall  
6 be two hundred (200') square feet with minimum dimensions of ten  
7 (10') feet by eight (8') feet. This minimum private open space area  
8 and dimensions shall be relatively flat and not encumbered by  
9 retaining walls, slopes, or other obstructions.

10 CC. Applications for subdivisions for detached one family residential  
11 development shall also submit a plot plan application which will  
12 include the conceptual design of dwellings including, but not limited  
13 to, elevations and floorplans. The plot plan shall also include the  
14 design of any other common buildings and facilities for conceptual  
15 design approval. Planned Residential Development application shall  
16 not be required.

17 DD. Tandem garages are permitted.

18 (3) The development standards for attached multiple family residential  
19 development in Planning Areas 7 and 13 of Specific Plan No. 342 shall be  
20 subject to the standards set forth in Article VI, Section 6.2 of Ordinance No.  
21 348 except that the standards set forth in Section Article VI, Section 6.2. B.,  
22 C., D., E., and G. shall be deleted and replaced, respectively, with each of the  
23 following:

24 B. Lot area shall be not less than two thousand eight hundred (2,800')  
25 square feet.

26 C. The minimum average width of each lot shall be forty feet (40') and  
27 the minimum average depth shall be seventy feet (70').  
28

1 D. The minimum frontage of a lot shall be thirty five (35') feet, except  
2 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
3 frontage of thirty feet (30').

4 E. The front yard shall be not less than three feet (3'), measured from the  
5 exterior door to the existing street right of way or from any future  
6 street right of way as shown on any specific plan of highways,  
7 whichever is nearer to the proposed structure. Garages opening to the  
8 front of lots shall be setback a minimum of eighteen feet (18'). Side  
9 yards on interior and through lots shall be not less than five feet (5').  
10 Side yards on corner and reverse corner lots shall not be less than five  
11 feet (5') from the existing street right of way or from any future street  
12 right of way as shown on any specific plan of highways, whichever is  
13 nearer to the proposed structure, upon which the main building sides.  
14 The rear yard shall be not less than three feet (3'), except that second  
15 floor living space and balconies located in the rear yard shall be  
16 permitted to encroach one foot (1') into the setback. Garages opening  
17 to the rear of lots shall be setback a minimum of three feet (3') from  
18 the existing street right of way, from any future street right of way, as  
19 shown on any specific plan of highways, or from the curb of an alley.  
20 Garages opening to the rear of lots shall not be set back greater than  
21 five feet (5'), unless the setback exceeds eighteen feet (18').

22 G. In no case shall more than sixty percent (60%) of any lot be covered  
23 by a dwelling footprint.

24 In addition, the following development standards shall also apply:

25 AA. Fireplaces, media niches, bay windows, porches, window boxes, and  
26 similar architectural features shall be allowed to encroach a  
27 maximum of two and one half feet (2½') into setbacks. At least one  
28 side of the structure shall maintain a four foot (4') setback regardless



1 of encroachments. Media niches shall be a maximum of eight feet  
2 (8') in width. Stairways and landings shall be allowed to encroach a  
3 maximum of three feet (3') into setbacks. Cornices and canopies  
4 shall be allowed to encroach with no maximum requirement into  
5 setbacks. Eaves shall be allowed to encroach with no maximum  
6 requirement into setbacks. Second floor structural encroachments  
7 shall be permitted with no maximum setback. No other structural  
8 encroachments shall be permitted in the front, rear or side yard  
9 setback except as provided for in Section 18.19 of Ordinance No.  
10 348.

11 BB. The minimum private open space area for each lot or dwelling shall  
12 be one hundred twenty (120') square feet with minimum dimensions  
13 of ten feet (10') by eight feet (8'). This minimum private open  
14 space area and dimensions shall be relatively flat and not  
15 encumbered by retaining walls, slopes, or other obstructions. Open  
16 space may be located on rooftop if accessible directly by dwelling  
17 unit.

18 CC. The distance between buildings shall be no less than six feet (6').

19 DD. Internal walkways shall be installed at a minimum width of four feet  
20 (4') between dwelling units and recreational areas.

21 EE. A minimum six foot (6') high screen wall shall be located adjacent  
22 to any lower density Planning Area within Specific Plan No. 342 or  
23 any residential zone outside the boundary of Specific Plan No. 342.

24 FF. Tandem garages are permitted.

25 GG. Applications for subdivisions for multiple family residential  
26 development shall also submit a plot plan application which will  
27 include the conceptual design of dwellings including, but not limited  
28 to, elevations and floorplans. The plot plan shall also include the

1 design of any other common buildings and facilities for conceptual  
2 design approval. Planned Residential Development application shall  
3 not be required.

4 (4) The development standards for the interim uses in Planning Areas 7 and 13  
5 of Specific Plan No. 342 shall be the same standards as those identified in  
6 Article XIII, Section 13.2 of Ordinance No. 348.

7 (5) Except as provided above, all other zoning requirements shall be the same as  
8 those requirements identified in Article VI and Article XIII of Ordinance No.  
9 348.

10 f. Planning Areas 16, 18, 19, 21, 22, and 23.

11 (1) The uses permitted in Planning Areas 16, 18, 19, 21, 22, and 23 of Specific  
12 Plan No. 342 shall be the same as those uses permitted in Article IX, Section  
13 9.1 of Ordinance No. 348 except that the uses permitted in Section 9.1.A. (1),  
14 (6), (7), (17), (18), (19), (23), (29), (33), (42), (44), (54), (61), (72), (84), (92),  
15 and (93); B.(3), (4), (6), (7), (8), (9), (11.a), (13), (19), and (20); and D.(2),  
16 (3), (5), (6), (7), (9), (10), (11), (18), (19), and (20) shall not be permitted. In  
17 addition, used permitted in Section 9.1.A shall also include: art gallery,  
18 museum, library, coffee shops, community association facilities, growing  
19 produce for non-commercial use, hardware and home improvement centers,  
20 health and exercise centers, home occupations, one family dwellings,  
21 multiple family dwellings, postal store, party supply stores, studios for fine  
22 arts, fire stations, and temporary real estate tract offices used only for and  
23 during the original sale of the subdivision not to exceed five years. In  
24 addition to the permitted uses provided above, uses permitted in Article XIII,  
25 Section 13.1 shall be permitted on an interim basis until such time as  
26 development within Planning Areas 16, 18, 19, 21, 22, and 23 occurs except  
27 that interim uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),  
28 (2), (3), (4), (8), (9) and (12); and C.(1) shall not be permitted. Any use

1 that is not specifically listed herein may be considered a permitted or  
2 conditionally permitted use provided that the Assistant TLMA Director –  
3 Community Development finds that the proposed use is substantially the  
4 same in character and intensity as those listed in the designated subsections.  
5 Such a use is subject to the permit process which governs the category in  
6 which it falls.

7 (2) The development standards for detached one family residential development  
8 within Planning Areas 16, 18, 19, 21, 22, and 23 of Specific Plan No. 342  
9 shall be the same standards as those identified in Article VIII, Section 8.2 of  
10 Ordinance No. 348 except that the development standards set forth in Article  
11 VIII, Section 8.2. A., B., C., D., and F. shall be deleted and replaced,  
12 respectively, with each of the following:

13 A. Lot area shall be not less than two thousand eight hundred (2,800')  
14 square feet. The minimum average width of each lot shall be forty feet  
15 (40') and the minimum average depth shall be seventy feet (70').

16 B. The front yard shall be not less than ten feet (10'), measured from the  
17 exterior door to the existing street right of way or from any future  
18 street right of way as shown on any specific plan of highways,  
19 whichever is nearer to the proposed structure. Porches in the front of  
20 the structure may encroach into the front yard setback. Garages  
21 opening to the front of lots shall be setback a minimum of eighteen  
22 feet (18'). The rear yard and second floor living space and balconies  
23 located in the rear yard shall have no minimum setback requirement.  
24 Garages opening to the rear of lots shall be setback a minimum of  
25 three feet (3') from the existing street right of way, from any future  
26 street right of way, as shown on any specific plan of highways, or  
27 from the curb of an alley. Garages opening to the rear of lots shall not  
28

1 be set back greater than five feet (5'), unless the setback exceeds  
2 eighteen feet (18').

3 C. Side yards shall have no setback requirements.

4 D. There shall be no maximum lot coverage.

5 F. The height of buildings shall not exceed fifty five feet (55').

6 In addition, the following development standards shall also apply:

7 AA. There shall be no minimum frontage of a lot including lots fronting  
8 on knuckles or cul-de-sacs

9 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
10 similar architectural features shall be allowed to encroach a  
11 maximum of two and one half feet (2.5') into setbacks. At least one  
12 side of the structure shall maintain a four foot (4') setback regardless  
13 of encroachments. Media niches shall be a maximum of eight feet  
14 (8') in width. Stairways and landings shall be allowed to encroach a  
15 maximum of three feet (3') into setbacks. Cornices and canopies  
16 shall be allowed to encroach with no maximum requirement into  
17 setbacks. Eaves shall be allowed to encroach with no maximum  
18 requirement into setbacks. Second floor structural encroachments  
19 shall be permitted with no maximum setback. No other structural  
20 encroachments shall be permitted in the front, rear or side yard  
21 setback except as provided for in Section 18.19 of Ordinance No.  
22 348.

23 CC. The minimum private open space area for each lot or dwelling shall  
24 be one hundred (100) square feet with minimum dimensions of eight  
25 feet (8') by six feet (6'). This minimum private open space area and  
26 dimensions shall be relatively flat and not encumbered by retaining  
27 walls, slopes, or other obstructions. Open space may be located on  
28 rooftop if accessible directly by unit.

- 1 DD. The distance between buildings shall be no less than six feet (6').
- 2 EE. The minimum building setback from interior roads, drives, and alleys
- 3 shall be three feet (3'), except that second floor living space and
- 4 balconies shall be permitted within one foot (1') of the rear property
- 5 line.
- 6 FF. Internal walkways shall be installed at a minimum width of four feet
- 7 (4') between dwelling units and recreational areas.
- 8 GG. Tandem garages are permitted.
- 9 HH. Applications for subdivisions for detached one family residential
- 10 development shall also submit a plot plan application which will
- 11 include the conceptual design of dwellings including, but not limited
- 12 to, elevations and floorplans. The plot plan shall also include the
- 13 design of any other common buildings and facilities for conceptual
- 14 design approval.

15 (3) The development standards for attached multiple family residential

16 development and combined multiple family residential/non-residential

17 development in Planning Areas 16, 18, 19, 21, 22, and 23 of Specific Plan

18 No. 342 shall be subject to the standards set forth in Article VIII, Section 8.2

19 of Ordinance No. 348 except that the standards set forth in Section 8.2. A.,

20 B., C., D., and F. shall be deleted and replaced, respectively, with each of the

21 following:

- 22 A. Lot area shall be not less than two thousand eight hundred (2,800')
- 23 square feet. The minimum average width of each lot shall be forty feet
- 24 (40') and the minimum average depth shall be seventy feet (70').
- 25 B. The front yard shall be not less than ten feet (10'), measured from the
- 26 exterior door to the existing street right of way or from any future
- 27 street right of way as shown on any specific plan of highways,
- 28 whichever is nearer to the proposed structure. Porches in the front of

1 the structure may encroach into the front yard setback. Garages  
2 opening to the front of lots shall be setback a minimum of eighteen  
3 feet (18'). The rear yard and second floor living space and balconies  
4 located in the rear yard shall have no minimum setback requirement.  
5 Garages opening to the rear of lots shall be setback a minimum of  
6 three feet (3') from the existing street right of way, from any future  
7 street right of way, as shown on any specific plan of highways, or  
8 from the curb of an alley. Garages opening to the rear of lots shall not  
9 be set back greater than five feet (5'), unless the setback exceeds  
10 eighteen feet (18').

- 11 C. Side yards shall have no setback requirements.
- 12 D. There shall be no maximum lot coverage.
- 13 F. The height of buildings shall not exceed fifty-five feet (55').

14 In addition, the following development standards shall also apply:

- 15 AA. There shall be no minimum frontage of a lot including lots fronting  
16 on knuckles or cul-de-sacs
- 17 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
18 similar architectural features shall be allowed to encroach a  
19 maximum of two and one half feet (2.5'). At least one side of the  
20 structure shall maintain a four foot (4') setback regardless of  
21 encroachments. Media niches shall be a maximum of eight feet (8')  
22 in width. Stairways and landings shall be allowed to encroach a  
23 maximum of three feet (3') into setbacks. Cornices and canopies  
24 shall be allowed to encroach with no maximum requirement into  
25 setbacks. Eaves shall be allowed to encroach with no maximum  
26 requirement into setbacks. Second floor structural encroachments  
27 shall be permitted with no maximum setback. No other structural  
28 encroachments shall be permitted in the front, rear or side yard

1 setback except as provided for in Section 18.19 of Ordinance No.  
2 348.

3 CC. The minimum private open space area for each lot, dwelling, or  
4 dwelling unit on the ground floor shall be eighty (80) square feet  
5 with minimum dimensions of eight feet (8') by five feet (5'). The  
6 minimum private open space area for each lot, dwelling, or dwelling  
7 unit on second stories or greater shall be forty (40) square feet with  
8 minimum dimensions of seven feet (7') by four feet (4'). This  
9 minimum private open space area and dimensions shall be relatively  
10 flat and not encumbered by retaining walls, slopes, or other  
11 obstructions. Open space may be located on rooftop if accessible  
12 directly by unit.

13 DD. The distance between buildings shall be no less than ten feet (10').

14 EE. The minimum building setback from interior roads, drives, and alleys  
15 shall be three feet (3'), except that second floor living space and  
16 balconies shall be permitted within one foot (1') of the rear property  
17 line.

18 FF. A minimum six foot (6') high screen wall shall be required for non-  
19 residential development that is located adjacent to any existing or  
20 potential detached one family residential development.

21 GG. Tandem garages are permitted.

22 (4) The development standards for non-residential development in Planning  
23 Areas 16, 18, 19, 21, 22, and 23 of Specific Plan No. 342 shall be the same  
24 as those standards identified in Article IX, Section 9.4 except that the  
25 development standards set forth in Article IX, Section 9.4 B. and C. shall be  
26 deleted and replaced, respectively, with each of the following:

27 B. Building setbacks from exterior streets and boundary lines shall be a  
28 minimum of ten feet (10'). Any portion of a building which exceeds

1 forty feet (40') in height shall be set back from the front, rear, and  
2 side lot lines not less than one foot (1') for each foot by which the  
3 height exceeds forty feet (40').

4 C. Buildings shall not exceed fifty five feet (55') in height, with  
5 architectural projections allowed to extend to sixty feet (60') in  
6 height.

7 In addition, the following development standards shall also apply:

8 AA. There shall be no minimum distance required between buildings.

9 BB. Internal walkways shall be installed at a minimum width of four feet  
10 (4').

11 CC. A minimum six foot (6') high screen wall shall be required to be  
12 located adjacent to any existing or potential residential development.

13 (5) The development standards for the interim uses in Planning Areas 16, 18, 19,  
14 21, 22, and 23 of Specific Plan No. 342 shall be the same standards as those  
15 identified in Article XIII, Section 13.2 of Ordinance No. 348.

16 (6) Except as provided above, all other zoning requirements shall be the same as  
17 those requirements identified in Article VIII, Article IX and Article XIII of  
18 Ordinance No. 348.

19 g. Planning Area 17.

20 (1) The uses permitted in Planning Area 17 of Specific Plan No. 342 shall be the  
21 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No.  
22 348, except that the uses permitted in Section 8.1.A. (1), (2), (3), (10), (11),  
23 (13), (14), (15), (17), (19), (20), (21), (24), (25), (27) and (28); B.(1), (2), and  
24 (3); and C. shall not be permitted. In addition, the uses permitted in Section  
25 8.1.A shall also include, brewery, distillery, winery, clinics, art gallery,  
26 museum, library, coffee shops, community recreation facilities, growing  
27 produce for non-commercial use, hardware and home improvement centers,  
28 health and exercise centers, non-commercial community association



1 facilities, postal store, party supply stores, and studios for fine arts. In  
2 addition, the uses permitted in Section 8.1.B shall also include dance halls.  
3 In addition to the permitted uses provided above, uses permitted in Article  
4 XIII, Section 13.1 shall be permitted on an interim basis until such time as  
5 development within Planning Area 17 occurs except that interim uses  
6 permitted in Section 13.1A. (10), (11), (14), and (15); B.(1), (2), (3, (4), (8),  
7 (9) and (12); and C.(1) shall not be permitted. Any use that is not specifically  
8 listed herein may be considered a permitted or conditionally permitted use  
9 provided that the Assistant TLMA Director – Community Development finds  
10 that the proposed use is substantially the same in character and intensity as  
11 those listed in the designated subsections. Such a use is subject to the permit  
12 process which governs the category in which it falls.

13 (2) The development standards for attached multiple family residential  
14 development and combined multiple family residential/non-residential  
15 development in Planning Area 17 of Specific Plan No. 342 shall be subject  
16 to the standards set forth in Article VIII, Section 8.2 of Ordinance No. 348  
17 except that the development standards set forth in Article VIII, Section 8.2.  
18 A., B., C., D., and F. shall be deleted and replaced, respectively, with each of  
19 the following:

20 A. Lot area shall be not less than two thousand eight hundred (2,800)  
21 square feet. The minimum average width of each lot shall be forty feet  
22 (40') and the minimum average depth shall be seventy feet (70').

23 B. The front yard shall be not less than ten feet (10'), measured from the  
24 exterior door to the existing street right of way or from any future  
25 street right of way as shown on any specific plan of highways,  
26 whichever is nearer to the proposed structure. Porches in the front of  
27 the structure may encroach into the front yard setback. Garages  
28 opening to the front of lots shall be setback a minimum of eighteen

1 feet (18'). The rear yard and second floor living space and balconies  
2 located in the rear yard shall be have no minimum setback  
3 requirement. Garages opening to the rear of lots shall be setback a  
4 minimum of three feet (3') from the existing street right of way, from  
5 any future street right of way, as shown on any specific plan of  
6 highways, or from the curb of an alley. Garages opening to the rear of  
7 lots shall not be set back greater than five feet (5'), unless the setback  
8 exceeds eighteen feet (18').

- 9 C. Side yards shall have no setback requirements.
- 10 D. There shall be no maximum lot coverage.
- 11 F. The height of buildings shall not exceed fifty-five feet (55').

12 In addition, the following development standards shall also apply:

- 13 AA. There shall be no minimum frontage of a lot including lots fronting  
14 on knuckles or cul-de-sacs
- 15 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
16 similar architectural features shall be allowed to encroach a  
17 maximum of two and one half feet (2½'). At least one side of the  
18 structure shall maintain a four foot (4') setback regardless of  
19 encroachments. Media niches shall be a maximum of eight feet (8')  
20 in width. Stairways and landings shall be allowed to encroach a  
21 maximum of three feet (3') into setbacks. Cornices and canopies  
22 shall be allowed to encroach with no maximum requirement into  
23 setbacks. Eaves shall be allowed to encroach with no maximum  
24 requirement into setbacks. Second floor structural encroachments  
25 shall be permitted with no maximum setback. No other structural  
26 encroachments shall be permitted in the front, rear or side yard  
27 setback except as provided for in Section 18.19 of Ordinance No.  
28 348.

1 CC. The minimum private open space area for each lot, dwelling, or  
2 dwelling unit on the ground floor shall be eighty (80) square feet  
3 with minimum dimensions of eight feet (8') by five feet (5'). The  
4 minimum private open space area for each lot, dwelling, or dwelling  
5 unit on second stories or greater shall be forty (40) square feet with  
6 minimum dimensions of seven feet (7') by four feet (4'). This  
7 minimum private open space area and dimensions shall be relatively  
8 flat and not encumbered by retaining walls, slopes, or other  
9 obstructions. Open space may be located on rooftop if accessible  
10 directly by unit.

11 DD. The distance between buildings shall be no less than ten feet (10').

12 EE. The minimum building setback from interior roads, drives, and alleys  
13 shall be three feet (3'), except that second floor living space and  
14 balconies shall be permitted within one foot (1') of the rear property  
15 line.

16 FF. A minimum six foot (6') high screen wall shall be required for non-  
17 residential development that is located adjacent to any existing or  
18 potential detached one family residential development.

19 GG. Tandem garages are permitted.

20 (3) The development standards for non-residential development in Planning  
21 Area 17 of Specific Plan No. 342 shall be the same as those standards  
22 identified in Article IX, Section 9.4 except that the development standards set  
23 forth in Article IX, Section 9.4 B. and C. shall be deleted and replaced,  
24 respectively, with each of the following:

25 B. Building setbacks from exterior streets and boundary lines shall be a  
26 minimum of ten feet (10'). Any portion of a building which exceeds  
27 forty feet (40') in height shall be set back from the front, rear, and  
28

1 side lot lines not less than one foot (1') for each foot by which the  
2 height exceeds forty feet (40').

3 C. Buildings shall not exceed fifty five feet (55') in height, with  
4 architectural projections allowed to extend to sixty feet (60') in  
5 height.

6 In addition, the following development standards shall also apply:

7 AA. There shall be no minimum distance required between buildings.

8 BB. Internal walkways shall be installed at a minimum width of four feet  
9 (4').

10 CC. A minimum six foot (6') high screen wall shall be required to be  
11 located adjacent to any existing or potential residential development.

12 (4) The development standards for the interim uses in Planning Areas 17 of  
13 Specific Plan No. 342 shall be the same standards as those identified in  
14 Article XIII, Section 13.2 of Ordinance No. 348.

15 (5) Except as provided above, all other zoning requirements shall be the same as  
16 those requirements identified in Article VIII, Article IX and XIII of  
17 Ordinance No. 348.

18 h. Planning Area 20.

19 (1) The uses permitted in Planning Area 20 of Specific Plan No. 342 shall be the  
20 same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348  
21 except that the uses permitted in Section 9.1.A.(29), (42), and (93); B. (4),  
22 (9), and (11.a); and D.(3), (7), (9), (10), (18), (19), and (20) shall not be  
23 permitted. In addition, the permitted uses in Section 9.1.A shall also include:  
24 body and fender shops, including spray painting, brewery, distillery, winery,  
25 clinics, art gallery, museum, library, coffee shops, community recreation  
26 facilities, growing produce for non-commercial use, hardware and home  
27 improvement centers, health and exercise centers, multiple family dwellings,  
28 non-commercial community association facilities, one family

1 dwellings, postal store, party supply stores, pharmacy, studios for fine arts,  
2 jewelry sales and repair, manufacture and repair of electrical or electronic  
3 equipment, manufacture and repair of office and computing machines,  
4 appliance manufacture and repair, post offices, fire and police stations. In  
5 addition, the permitted uses in Section 9.1.D shall also include dance halls.  
6 In addition to the permitted uses provided above, uses permitted in Article  
7 XIII, Section 13.1 shall be permitted on an interim basis until such time as  
8 development within Planning Area 20 of Specific Plan No. 342 occurs except  
9 that interim uses permitted in Section 13.1A. (10), (11), (14), and (15); B.(1),  
10 (2), (3), (4), (8), (9), and (12); and C.(1) shall not be permitted. Any use that  
11 is not specifically listed herein may be considered a permitted or  
12 conditionally permitted use provided that the Assistant TLMA Director –  
13 Community Development finds that the proposed use is substantially the  
14 same in character and intensity as those listed in the designated subsections.  
15 Such a use is subject to the permit process which governs the category in  
16 which it falls.

17 (2) The development standards for detached one family residential development  
18 within Planning Area 20 of Specific Plan No. 342 shall be the same standards  
19 as those identified in Article VIII, Section 8.2 of Ordinance No. 348 except  
20 that the development standards set forth in Article VIII, Section 8.2; A., B.,  
21 C., D., and F. shall be deleted and replaced, respectively, with each of the  
22 following:

23 A. Lot area shall be not less than two thousand eight hundred (2,800')  
24 square feet. The minimum average width of each lot shall be forty feet  
25 (40') and the minimum average depth shall be seventy feet (70').

26 B. The front yard shall be not less than ten feet (10'), measured from the  
27 exterior door to the existing street right of way or from any future  
28 street right of way as shown on any specific plan of highways,

1                         whichever is nearer to the proposed structure. Porches in the front of  
2                         the structure may encroach into the front yard setback. Garages  
3                         opening to the front of lots shall be setback a minimum of eighteen  
4                         feet (18'). The rear yard and second floor living space and balconies  
5                         located in the rear yard shall have no minimum setback requirement.  
6                         Garages opening to the rear of lots shall be setback a minimum of  
7                         three feet (3') from the existing street right of way, from any future  
8                         street right of way, as shown on any specific plan of highways, or  
9                         from the curb of an alley. Garages opening to the rear of lots shall not  
10                         be set back greater than five feet (5'), unless the setback exceeds  
11                         eighteen feet (18').

12                         C.     Side yards shall have no setback requirements.

13                         D.     There shall be no maximum lot coverage.

14                         F.     The height of buildings shall not exceed fifty five feet (55').

15                         In addition, the following development standards shall also apply:

16                         AA.    There shall be no minimum frontage of a lot including lots fronting  
17                         on knuckles or cul-de-sacs.

18                         BB.    Fireplaces, media niches, bay windows, porches, window boxes, and  
19                         similar architectural features shall be allowed to encroach a  
20                         maximum of two and one half feet (2½') into setbacks. At least one  
21                         side of the structure shall maintain a four foot (4') setback regardless  
22                         of encroachments. Media niches shall be a maximum of eight feet  
23                         (8') in width. Stairways and landings shall be allowed to encroach a  
24                         maximum of three feet (3') into setbacks. Cornices and canopies  
25                         shall be allowed to encroach with no maximum requirement into  
26                         setbacks. Eaves shall be allowed to encroach with no maximum  
27                         requirement into setbacks. Second floor structural encroachments  
28                         shall be permitted with no maximum setback. No other structural

1 encroachments shall be permitted in the front, rear or side yard  
2 setback except as provided for in Section 18.19 of Ordinance No.  
3 348.

4 CC. The minimum private open space area for each lot or dwelling shall  
5 be one hundred (100') square feet with minimum dimensions of  
6 eight feet (8') by six feet (6'). This minimum private open space  
7 area and dimensions shall be relatively flat and not encumbered by  
8 retaining walls, slopes, or other obstructions. Open space may be  
9 located on rooftop if accessible directly by unit.

10 DD. The distance between buildings shall be no less than six feet (6').

11 EE. The minimum building setback from interior roads, drives, and alleys  
12 shall be three feet (3'), except that second floor living space and  
13 balconies shall be permitted within one foot (1') of the rear property  
14 line.

15 FF. Internal walkways shall be installed at a minimum width of four feet  
16 (4') between dwelling units and recreational areas.

17 GG. Tandem garages are permitted.

18 HH. Applications for subdivisions for detached one family residential  
19 development shall also submit a plot plan application which will  
20 include the conceptual design of dwellings including, but not limited,  
21 to elevations and floorplans. The plot plan shall also include the  
22 design of any other common buildings and facilities for conceptual  
23 design approval.

24 (3) The development standards for attached multiple family residential  
25 development and combined multiple family residential/non-residential  
26 development in Planning Area 20 of Specific Plan No. 342 shall be subject  
27 to the standards set forth in Article VIII, Section 8.2 of Ordinance No. 348  
28 except that the development standards set forth in Article VIII, Section 8.2;

1 A., B., C., D., and F. shall be deleted and replaced, respectively, with each of  
2 the following:

3 A. Lot area shall be not less than two thousand eight hundred (2,800')  
4 square feet. The minimum average width of each lot shall be forty feet  
5 (40') and the minimum average depth shall be seventy feet (70').

6 B. The front yard shall be not less than ten feet (10'), measured from the  
7 exterior door to the existing street right of way or from any future  
8 street right of way as shown on any specific plan of highways,  
9 whichever is nearer to the proposed structure. Porches in the front of  
10 the structure may encroach into the front yard setback. Garages  
11 opening to the front of lots shall be setback a minimum of eighteen  
12 feet (18'). The rear yard and second floor living space and balconies  
13 located in the rear yard shall be have no minimum setback  
14 requirement. Garages opening to the rear of lots shall be setback a  
15 minimum of three feet (3') from the existing street right of way, from  
16 any future street right of way, as shown on any specific plan of  
17 highways, or from the curb of an alley. Garages opening to the rear of  
18 lots shall not be set back greater than five feet (5'), unless the setback  
19 exceeds eighteen feet (18').

20 C. Side yards shall have no setback requirements.

21 D. There shall be no maximum lot coverage.

22 F. The height of buildings shall not exceed fifty five feet (55').

23 In addition, the following development standards shall also apply:

24 AA. There shall be no minimum frontage of a lot including lots fronting  
25 on knuckles or cul-de-sacs.

26 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
27 similar architectural features shall be allowed to encroach a  
28 maximum of two and one half feet (2½'). At least one side of the



1 structure shall maintain a four foot (4') setback regardless of  
2 encroachments. Media niches shall be a maximum of eight feet (8')  
3 in width. Stairways and landings shall be allowed to encroach a  
4 maximum of three feet (3') into setbacks. Cornices and canopies  
5 shall be allowed to encroach with no maximum requirement into  
6 setbacks. Eaves shall be allowed to encroach with no maximum  
7 requirement into setbacks. Second floor structural encroachments  
8 shall be permitted with no maximum setback. No other structural  
9 encroachments shall be permitted in the front, rear or side yard  
10 setback except as provided for in Section 18.19 of Ordinance No.  
11 348.

12 CC. The minimum private open space area for each lot, dwelling, or  
13 dwelling unit on the ground floor shall be eighty (80) square feet  
14 with minimum dimensions of eight feet (8') by five feet (5'). The  
15 minimum private open space area for each lot, dwelling, or dwelling  
16 unit on second stories or greater shall be forty (40) square feet with  
17 minimum dimensions of seven feet (7') by four feet (4'). This  
18 minimum private open space area and dimensions shall be relatively  
19 flat and not encumbered by retaining walls, slopes, or other  
20 obstructions. Open space may be located on rooftop if accessible  
21 directly by unit.

22 DD. The distance between buildings shall be no less than ten feet (10').

23 EE. The minimum building setback from interior roads, drives, and alleys  
24 shall be three feet (3'), except that second floor living space and  
25 balconies shall be permitted within one foot (1') of the rear property  
26 line.

1 FF. A minimum six foot (6') high screen wall shall be required for non-  
2 residential development that is located adjacent to any existing or  
3 potential detached one family residential development.

4 GG. Tandem garages are permitted.

5 (4) The development standards for non-residential development in Planning  
6 Area 20 of Specific Plan No. 342 shall be the same as those standards  
7 identified in Article IX, Section 9.4 except that the development standards set  
8 forth in Article IX, Section 9.4 B. and C. shall be deleted and replaced,  
9 respectively, with each of the following:

10 B. Building setbacks from exterior streets and boundary lines shall be a  
11 minimum of ten feet (10'). Any portion of a building which exceeds  
12 forty feet (40') in height shall be set back from the front, rear, and  
13 side lot lines not less than one foot for each foot by which the height  
14 exceeds forty (40') feet.

15 C. Buildings shall not exceed fifty five feet (55') in height, with  
16 architectural projections allowed to extend to sixty feet (60') in  
17 height.

18 In addition, the following development standards shall also apply:

19 AA. There shall be no minimum distance required between buildings.

20 BB. Internal walkways shall be installed at a minimum width of four feet  
21 (4').

22 CC. A minimum six foot (6') high screen wall shall be required to be  
23 located adjacent to any existing or potential residential development.

24 (5) The development standards for the interim uses in Planning Area 20 of  
25 Specific Plan No. 342 shall be the same standards as those identified in  
26 Article XIII, Section 13.2 of Ordinance No. 348.

1 (6) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article VIII, Article IX and Article XIII of  
3 Ordinance No. 348.

4 i. Planning Areas 24 and 25.

5 (1) The uses permitted in Planning Areas 24 and 25 of Specific Plan No. 342  
6 shall be the same as those uses permitted in Article IXd, Section 9.72 of  
7 Ordinance No. 348. except that the use permitted in Section 9.72.B.(6) shall  
8 not be permitted. In addition, the uses permitted in Section 9.72.A shall also  
9 include ambulance services, antique shops, art supply shops and studios,  
10 auction houses, auditoriums, conference rooms, automobile parts and supply  
11 store, auto repair garages, not including body and fender shops or spray  
12 painting, bakery goods distributor, bakery shops, barber and beauty shops,  
13 bicycle shops, blueprint and duplicating services, boat and marine sales,  
14 book stores, bowling alleys, brewery, distillery, winery, building materials  
15 sales yard, catering services, ceramic sales and manufacturing (not including  
16 outdoor storage and display), dry cleaning shops, clinics, clothing stores,  
17 coffee shops, market and food stores including wholesale, community  
18 recreation facilities, confectionary and candy stores, convenience stores  
19 with no gas sales, costume design studios, day care centers, delicatessens,  
20 department stores, drug stores, fine art studios, non-drive-in movie theaters,  
21 tire sales and services but not capping, tobacco stores, toy stores, tourist  
22 centers, storage within an enclosed building for boats, trailers and  
23 recreational vehicles, travel agencies, truck and trailer sales and rentals,  
24 vehicle and motorcycle repair shops, dry goods stores, employment agencies,  
25 equipment rental services, feed and grain stores, fishing and casting pools,  
26 florist shops, food market, gasoline service stations (not including sales of  
27 beer and wine), gift shops, golf cart sales and service, growing produce for  
28

1 non-commercial use, hardware and home improvement centers, health and  
2 exercise centers, hobby shops, household goods sales and repair, ice cream  
3 shops, restaurants including drive-in and take-out restaurants, post offices,  
4 fire and police stations, parcel delivery services, interior decorating stores,  
5 laundromats, leather good stores, locksmith shops, mortuaries, music stores,  
6 novelty stores, nursery and garden supply stores, paint and wall paper stores,  
7 party supply stores, pawn shops, pet stores, pharmacy, photograph shops and  
8 studios, plumbing shops, recording studios, radio and television studios,  
9 recycling collection facilities, business and professional schools, shoe stores  
10 including repair, sporting goods stores, stained glass assembly, stationary  
11 stores, tailor shops; stations for buses, railroad and taxi; dental, medical,  
12 research and testing laboratories, manufacturing and repair of the following:  
13 office and computing machines, jewelry, electrical equipment and systems,  
14 television and radio equipment, photographs, data processing equipment,  
15 appliances and lighting fixtures. In addition, the uses permitted in Section  
16 9.72.B shall also include animal hospitals, bars and cocktail lounges, billiard  
17 and pool halls, auto body and fender shops including spray painting, car and  
18 truck washes, dance halls and drive-in theaters. Any use that is not  
19 specifically listed herein may be considered a permitted or conditionally  
20 permitted use provided that the Assistant TLMA Director – Community  
21 Development finds that the proposed use is substantially the same in  
22 character and intensity as those listed in the designated subsections. Such a  
23 use is subject to the permit process which governs the category in which it  
24 falls.

- 25  
26 (2) The development standards for Planning Areas 24 and 25 of Specific Plan  
27 No. 342 shall be the same as those standards identified in Article IXd, Section  
28 9.73.

1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article IXd of Ordinance No. 348.

3 j. Planning Areas 26, 27, 28, and 43

4 (1) The uses permitted in Planning Areas 26, 27, 28 and 43 of Specific Plan No.  
5 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100  
6 of Ordinance No. 348, except that the uses permitted in Section 8.100.A.(1),  
7 (2), and (8), shall not be permitted. In addition, the uses permitted in Section  
8 8.100.A. shall include amphitheatres with non- acoustic amplifications and  
9 shielded lighting, community theaters and arboretums, libraries, museums,  
10 parks, community gardens, and schools. Any use that is not specifically  
11 listed herein may be considered a permitted or conditionally permitted use  
12 provided that the Assistant TLMA Director – Community Development finds  
13 that the proposed use is substantially the same in character and intensity as  
14 those listed in the designated subsections. Such a use is subject to the permit  
15 process which governs the category in which it falls.

16 (2) If a school is not constructed in Planning Area 26, then the uses permitted in  
17 Planning Area 26 shall be the same as those permitted in Article VIII, Section  
18 8.1 of Ordinance No. 348, except that the uses permitted in Section 8.1.A.(2),  
19 (3), (6), (7), (9), (11), (13), (14,) (15), (16), (17), (19), (20), (21), (22), (23),  
20 (24), (25), (27), and (28); B.; and C. shall not be permitted. In addition, the  
21 uses permitted in Section 8.1.A. shall include community association  
22 facilities, community gardens, playgrounds, temporary real estate tract  
23 offices located within a subdivision to be used only for and during the original  
24 sale of the subdivision, not to exceed five years. Any use that is not  
25 specifically listed herein may be considered a permitted or conditionally  
26 permitted use provided that the Assistant TLMA Director – Community  
27 Development finds that the proposed use is substantially the same in  
28 character and intensity as those listed in the designated subsections. Such a

1 use is subject to the permit process which governs the category in which it  
2 falls.

3 (3) If a school is not constructed in Planning Area 27, then the uses permitted in  
4 Planning Area 27 shall be the same as those uses permitted in Article VIII,  
5 Section 8.1 of Ordinance No. 348, except that the uses permitted in Section  
6 8.1.A. (1), (2), (3), (10), (11), (13), (14), (15), (17), (19), (20), (21), (24), (25),  
7 (27) and (28); B.(1), (2), and (3); and C. shall not be permitted. In addition,  
8 the uses permitted in Section 8.1.A. shall include community association  
9 facilities, community gardens, and temporary real estate tract offices located  
10 within a subdivision to be used only for and during the original sale of the  
11 subdivision, not to exceed a total of five years. Any use that is not specifically  
12 listed herein may be considered a permitted or conditionally permitted use  
13 provided that the Assistant TLMA Director – Community Development finds  
14 that the proposed use is substantially the same in character and intensity as  
15 those listed in the designated subsections. Such a use is subject to the permit  
16 process which governs the category in which it falls.

17 (4) If a school is not constructed in Planning Area 28, then the uses permitted in  
18 Planning Area 28 shall be the same as those uses permitted in Article IX,  
19 Section 9.1 of Ordinance No. 348 except that the uses permitted in Section  
20 9.1.A. (1), (6), (7), (17), (18), (19), (23), (29), (33), (42), (44), (54), (61), (72),  
21 (84), (92), and (93); B.(3), (4), (6), (7), (8), (9), (11.a), (13), (19), and (20);  
22 and D.(2), (3), (5), (6), (7), (9), (10), (11), (18), (19), and (20) shall not be  
23 permitted. In addition, used permitted in Section 9.1.A shall also include: art  
24 gallery, museum, library, coffee shops, community association facilities,  
25 growing produce for non-commercial use, hardware and home improvement  
26 centers, health and exercise centers, home occupations, one family dwellings,  
27 multiple family dwellings, postal store, party supply stores, studios for fine  
28 arts, fire stations, and temporary real estate tract offices used only for and

1 during the original sale of the subdivision not to exceed five years. Any use  
2 that is not specifically listed herein may be considered a permitted or  
3 conditionally permitted use provided that the Assistant TLMA Director –  
4 Community Development finds that the proposed use is substantially the  
5 same in character and intensity as those listed in the designated subsections.  
6 Such a use is subject to the permit process which governs the category in  
7 which it falls.

8 (5) If a school is constructed in Planning Areas 26, 27, 28 and 43, the  
9 development standards for the uses set forth in subsection h.(1) above within  
10 Planning Areas 26, 27, 28, and 43 of Specific Plan No. 342 shall be the same  
11 standards as those identified in Article VIIIe, Section 8.101 of Ordinance No.  
12 348 except that the development standards set forth in Article VIIIe, Section  
13 8.101.B. shall be deleted.

14 (6) If a school is not constructed in Planning Area 26, the development standards  
15 for detached one family residential development within Planning Area 26 of  
16 Specific Plan No. 342 shall be the same standards as those identified in  
17 Article VIII, Section 8.2. of Ordinance No. 348 except that the development  
18 standards set forth in Section 8.2. A., B., C., D., and F. shall be deleted and  
19 replaced, respectively, with each of the following:

20 A. Lot area shall be not less than two thousand (2,000') square feet with  
21 a minimum average width of thirty five feet (35') and a minimum  
22 average depth of fifty eight feet (58').

23 B. The front yard shall be not less than five feet (5'), measured from the  
24 existing street right of way or from any future street right of way as  
25 shown on any specific plan of highways, whichever is nearer to the  
26 proposed structure. Garages opening to the front of lots shall be  
27 setback a minimum of eighteen feet (18'). The rear yard shall be not  
28 less than three feet (3'), except that second floor living space and

1 balconies located in the rear yard shall be permitted within one foot  
2 (1') of the rear property line. Garages opening to the rear of lots shall  
3 be setback a minimum of three feet (3') from the existing street right  
4 of way, from any future street right of way, as shown on any specific  
5 plan of highways, or from the curb of an alley. Garages opening to  
6 the rear of lots shall not be set back greater than five feet (5'), unless  
7 the setback exceeds eighteen-feet (18').

8 C. Side yards on interior and through lots shall be not less than four feet  
9 (4'). Side yards on corner and reverse corner lots shall not be less than  
10 five feet (5') from the existing street right of way or from any future  
11 street right of way as shown on any specific plan of highways,  
12 whichever is nearer to the proposed structure, upon which the main  
13 building sides.

14 D. In no case shall more than seventy-five percent (75%) of any lot be  
15 covered by a dwelling.

16 F. The height of buildings shall not exceed forty five feet (45').

17 In addition, the following development standards shall also apply:

18 AA. The minimum frontage of a lot shall be thirty five feet (35'), except  
19 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
20 frontage of thirty feet (30').

21 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
22 similar architectural features shall be allowed to encroach a maximum  
23 of one foot (1') into setbacks on one side so that one side still  
24 maintains a minimum four foot (4') setback. Media niches shall be a  
25 maximum of eight feet (8') in width. Stairways and landings shall be  
26 allowed to encroach a maximum of one foot (1') into setbacks.  
27 Cornices and canopies shall be allowed to encroach a maximum of  
28 one foot (1') into setbacks. Eaves shall be allowed to encroach a



1 maximum of three feet (3') into setbacks. No second floor structural  
2 encroachments shall be permitted within one foot (1') of the rear  
3 property line. No other structural encroachments shall be permitted  
4 in the front, rear or side yard setback except as provided for in Section  
5 18.19 of Ordinance No. 348.

6 CC. Applications for subdivisions for detached one family residential  
7 development shall also submit a plot plan application which will  
8 include the conceptual design of dwellings including, but not limited  
9 to, elevations and floorplans. The plot plan shall also include the  
10 design of any other common buildings and facilities for conceptual  
11 design approval. Planned Residential Development applications shall  
12 not be required.

13 DD. The minimum private open space area for each lot or dwelling shall  
14 be one hundred fifty (150) square feet with minimum dimensions of  
15 ten feet (10') by eight feet (8'). This minimum private open space  
16 area and dimensions shall be relatively flat and not encumbered by  
17 retaining walls, slopes, or other obstructions.

18 EE. A minimum six foot (6') high screen wall shall be located adjacent  
19 to any lower density Planning Area within Specific Plan No. 342 or  
20 any residential zone outside the boundary of Specific Plan No. 342.

21 FF. Tandem garages are permitted.

22 (7) If a school is not constructed in Planning Area 26, the development standards  
23 for attached multiple family residential development and non-residential  
24 development in Planning Area 26 shall be the same as those standards  
25 identified in Article VIII, Section 8.2. of Ordinance No. 348 except that the  
26 development standards set forth in Section 8.2. A., B., C., D., and F. shall be  
27 deleted and replaced, respectively, with each of the following:  
28

- 1 A. Lot area shall be not less than two thousand (2,000') square feet with  
2 a minimum average width of thirty five feet (35') and a minimum  
3 average depth of fifty eight feet (58').
- 4 B. The front yard shall be not less than five feet (5'), measured from the  
5 existing street right of way or from any future street right of way as  
6 shown on any specific plan of highways, whichever is nearer to the  
7 proposed structure. Garages opening to the front of lots shall be  
8 setback a minimum of eighteen feet (18'). The rear yard shall be not  
9 less than three feet (3'), except that second floor living space and  
10 balconies located in the rear yard shall be permitted within one foot  
11 (1') of the rear property line. Garages opening to the rear of lots shall  
12 be setback a minimum of three feet (3') from the existing street right  
13 of way, from any future street right of way, as shown on any specific  
14 plan of highways, or from the curb of an alley. Garages opening to  
15 the rear of lots shall not be set back greater than five feet (5'), unless  
16 the setback exceeds eighteen-feet (18').
- 17 C. Side yards on interior and through lots shall be not less than four feet  
18 (4'). Side yards on corner and reverse corner lots shall not be less than  
19 five feet (5') from the existing street right of way or from any future  
20 street right of way as shown on any specific plan of highways,  
21 whichever is nearer to the proposed structure, upon which the main  
22 building sides.
- 23 D. In no case shall more than seventy-five percent (75%) of any lot be  
24 covered by a dwelling.
- 25 F. The height of buildings shall not exceed forty five feet (45').

26 In addition, the following development standards shall also apply:  
27  
28

1 AA. The minimum frontage of a lot shall be twenty five feet (25'), except  
2 that lots fronting on knuckles or cul-de-sacs shall have a minimum  
3 frontage of twenty feet (20').

4 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
5 similar architectural features shall be allowed to encroach a maximum  
6 of one foot (1') into setbacks on one side so that one side still  
7 maintains a minimum four foot (4') setback. Media niches shall be a  
8 maximum of eight feet (8') in width. Stairways and landings shall be  
9 allowed to encroach a maximum of one foot (1') into setbacks.  
10 Cornices and canopies shall be allowed to encroach with no maximum  
11 requirement into setbacks. Eaves shall be allowed to encroach with  
12 no maximum requirement into setbacks. No second floor structural  
13 encroachments shall be permitted within one foot (1') of the rear  
14 property line. No other structural encroachments shall be permitted  
15 in the front, rear or side yard setback except as provided for in Section  
16 18.19 of Ordinance No. 348.

17 CC. The minimum private open space area for each lot, dwelling, or  
18 dwelling unit on the ground floor shall be eighty (80) square feet with  
19 minimum dimensions of eight feet (8') by five feet (5'). The  
20 minimum private open space area for each lot, dwelling, or dwelling  
21 unit on second stories or greater shall be forty (40) square feet with  
22 minimum dimensions of seven feet (7') by four feet (4'). These  
23 minimum private open space areas and dimensions shall be relatively  
24 flat and not encumbered by retaining walls, slopes, or other  
25 obstructions.

26 DD. A minimum six foot (6') high screen wall shall be located adjacent to  
27 any lower density zone.  
28

1 EE. The maximum number of units within a building shall not exceed  
2 eighteen (18).

3 FF. Tandem garages are permitted.

4 (8) If a school is not constructed in Planning Area 27, the development standards  
5 for detached multiple family residential development and non-residential  
6 development within Planning Area 27 of Specific Plan No. 342 shall be the  
7 same as those standards identified in Article VIII, Section 8.2. of Ordinance  
8 No. 348 except that the development standards set forth in Article VIII,  
9 Section 8.2. A., B., C., D., and F. shall be deleted and replaced, respectively,  
10 with each of the following:

11 A. There is no minimum lot area, average lot width or average lot depth.

12 B. The minimum front and rear building setbacks from exterior or  
13 interior streets and boundary lines shall be five feet (5'). The  
14 minimum front and rear building setbacks from interior private streets  
15 or driveways shall be five feet (5') as measured from the curb.  
16 Garages opening to the front or rear of lots shall be setback a  
17 minimum of three feet (3') from interior private streets or driveways  
18 or from the curb of an alley. Garages opening to the front or rear of  
19 lots shall not be set back greater than five feet (5'), unless the setback  
20 exceeds eighteen feet (18').

21 C. The minimum side yard building setbacks from exterior or interior  
22 streets and boundary lines shall be five feet (5'). The minimum side  
23 yard building setback from an interior private streets or driveways  
24 shall be five feet (5') as measured from the curb. Garages opening to  
25 the side of lots shall be setback a minimum of three feet (3') from the  
26 interior private streets or driveways or from the curb of an alley.  
27 Garages opening to the side of lots shall not be set back greater than  
28 five feet (5'), unless the setback exceeds eighteen feet (18').

1 D. In no case shall more than ninety-five percent (95%) of any lot be  
2 covered by a dwelling.

3 F. The height of buildings shall not exceed three (3) stories or fifty feet  
4 (50').

5 In addition, the following development standards shall also apply:

6 AA. Fireplaces, media niches, bay windows, porches, window boxes, and  
7 similar architectural features shall be allowed to encroach a  
8 maximum of one foot (1') into setbacks on one side so that one side  
9 still maintains a minimum four foot (4') setback. Media niches shall  
10 be a maximum of eight feet (8') in width. Stairways and landings  
11 shall be allowed to encroach a maximum of one foot (1') into  
12 setbacks. Cornices and canopies shall be allowed to encroach with  
13 no maximum requirement into setbacks. Eaves shall be allowed to  
14 encroach with no maximum requirement into setbacks. Second floor  
15 structural encroachments shall be permitted with no maximum  
16 setback. No other structural encroachments shall be permitted in the  
17 front, rear or side yard setback except as provided for in Section  
18 18.19 of Ordinance No. 348.

19 BB. The minimum private open space area for each lot, dwelling, or  
20 dwelling unit shall be fifty (50) square feet with minimum  
21 dimensions of six feet (6') by six feet (6'). This minimum private  
22 open space area and dimensions shall be relatively flat and not  
23 encumbered by retaining walls, slopes, or other obstructions. Open  
24 space may be located on rooftop if accessible directly by unit.

25 CC. The distance between buildings shall be no less than six feet (6').

26 DD. A minimum six foot (6') high screen wall shall be located adjacent  
27 to any lower density Planning Area within Specific Plan No. 342 or  
28 any residential zone outside the boundary of Specific Plan No. 342.

1 EE. Tandem garages are permitted.

2 (9) If a school is not constructed in Planning Area 28, the development standards  
3 for detached one family residential development within Planning Area 28 of  
4 Specific Plan No. 342 shall be the same standards as those identified in  
5 Article VIII, Section 8.2 of Ordinance No. 348 except that the development  
6 standards set forth in Article VIII, Section 8.2. A., B., C., D., and F. shall be  
7 deleted and replaced, respectively, with each of the following:

8 A. Lot area shall be not less than two thousand eight hundred (2,800')  
9 square feet. The minimum average width of each lot shall be forty feet  
10 (40') and the minimum average depth shall be seventy feet (70').

11 B. The front yard shall be not less than ten feet (10'), measured from the  
12 exterior door to the existing street right of way or from any future  
13 street right of way as shown on any specific plan of highways,  
14 whichever is nearer to the proposed structure. Porches in the front of  
15 the structure may encroach into the front yard setback. Garages  
16 opening to the front of lots shall be setback a minimum of eighteen  
17 feet (18'). The rear yard and second floor living space and balconies  
18 located in the rear yard shall have no minimum setback requirement.  
19 Garages opening to the rear of lots shall be setback a minimum of  
20 three feet (3') from the existing street right of way, from any future  
21 street right of way, as shown on any specific plan of highways, or  
22 from the curb of an alley. Garages opening to the rear of lots shall not  
23 be set back greater than five feet (5'), unless the setback exceeds  
24 eighteen feet (18').

25 C. Side yards shall have no setback requirements.

26 D. There shall be no maximum lot coverage.

27 F. The height of buildings shall not exceed fifty five feet (55').

28 In addition, the following development standards shall also apply:

- 1 AA. There shall be no minimum frontage of a lot including lots fronting  
2 on knuckles or cul-de-sacs
- 3 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
4 similar architectural features shall be allowed to encroach a maximum  
5 of two and one half feet (2.5') into setbacks. At least one side of the  
6 structure shall maintain a four foot (4') setback regardless of  
7 encroachments. Media niches shall be a maximum of eight feet (8') in  
8 width. Stairways and landings shall be allowed to encroach a  
9 maximum of three feet (3') into setbacks. Cornices and canopies shall  
10 be allowed to encroach with no maximum requirement into setbacks.  
11 Eaves shall be allowed to encroach with no maximum requirement  
12 into setbacks. Second floor structural encroachments shall be  
13 permitted with no maximum setback. No other structural  
14 encroachments shall be permitted in the front, rear or side yard  
15 setback except as provided for in Section 18.19 of Ordinance No. 348.
- 16 CC. The minimum private open space area for each lot or dwelling shall  
17 be one hundred (100) square feet with minimum dimensions of eight  
18 feet (8') by six feet (6'). This minimum private open space area and  
19 dimensions shall be relatively flat and not encumbered by retaining  
20 walls, slopes, or other obstructions. Open space may be located on  
21 rooftop if accessible directly by unit.
- 22 DD. The distance between buildings shall be no less than six feet (6').
- 23 EE. The minimum building setback from interior roads, drives, and alleys  
24 shall be three feet (3'), except that second floor living space and  
25 balconies shall be permitted within one foot (1') of the rear property  
26 line.
- 27 FF. Internal walkways shall be installed at a minimum width of four feet  
28 (4') between dwelling units and recreational areas.

1 GG. Tandem garages are permitted.

2 HH. Applications for subdivisions for detached one family residential  
3 development shall also submit a plot plan application which will  
4 include the conceptual design of dwellings including, but not limited  
5 to, elevations and floorplans. The plot plan shall also include the  
6 design of any other common buildings and facilities for conceptual  
7 design approval.

8 (10) If a school is not constructed in Planning Area 28, the development standards  
9 for attached multiple family residential development and combined multiple  
10 family residential/non-residential development in Planning Area 28 of  
11 Specific Plan No. 342 shall be subject to the standards set forth in Article  
12 VIII, Section 8.2 of Ordinance No. 348 except that the standards set forth in  
13 Section 8.2. A., B., C., D., and F. shall be deleted and replaced, respectively,  
14 with each of the following:

15 A. Lot area shall be not less than two thousand eight hundred (2,800')  
16 square feet. The minimum average width of each lot shall be forty feet  
17 (40') and the minimum average depth shall be seventy feet (70').

18 B. The front yard shall be not less than ten feet (10'), measured from the  
19 exterior door to the existing street right of way or from any future  
20 street right of way as shown on any specific plan of highways,  
21 whichever is nearer to the proposed structure. Porches in the front of  
22 the structure may encroach into the front yard setback. Garages  
23 opening to the front of lots shall be setback a minimum of eighteen  
24 feet (18'). The rear yard and second floor living space and balconies  
25 located in the rear yard shall have no minimum setback requirement.  
26 Garages opening to the rear of lots shall be setback a minimum of  
27 three feet (3') from the existing street right of way, from any future  
28 street right of way, as shown on any specific plan of highways, or



1 from the curb of an alley. Garages opening to the rear of lots shall not  
2 be set back greater than five feet (5'), unless the setback exceeds  
3 eighteen feet (18').

4 C. Side yards shall have no setback requirements.

5 D. There shall be no maximum lot coverage.

6 F. The height of buildings shall not exceed fifty-five feet (55').

7 In addition, the following development standards shall also apply:

8 AA. There shall be no minimum frontage of a lot including lots fronting  
9 on knuckles or cul-de-sacs

10 BB. Fireplaces, media niches, bay windows, porches, window boxes, and  
11 similar architectural features shall be allowed to encroach a maximum  
12 of two and one half feet (2.5'). At least one side of the structure shall  
13 maintain a four foot (4') setback regardless of encroachments. Media  
14 niches shall be a maximum of eight feet (8') in width. Stairways and  
15 landings shall be allowed to encroach a maximum of three feet (3')  
16 into setbacks. Cornices and canopies shall be allowed to encroach  
17 with no maximum requirement into setbacks. Eaves shall be allowed  
18 to encroach with no maximum requirement into setbacks. Second  
19 floor structural encroachments shall be permitted with no maximum  
20 setback. No other structural encroachments shall be permitted in the  
21 front, rear or side yard setback except as provided for in Section 18.19  
22 of Ordinance No. 348.

23 CC. The minimum private open space area for each lot, dwelling, or  
24 dwelling unit on the ground floor shall be eighty (80) square feet with  
25 minimum dimensions of eight feet (8') by five feet (5'). The  
26 minimum private open space area for each lot, dwelling, or dwelling  
27 unit on second stories or greater shall be forty (40) square feet with  
28 minimum dimensions of seven feet (7') by four feet (4'). This

1 minimum private open space area and dimensions shall be relatively  
2 flat and not encumbered by retaining walls, slopes, or other  
3 obstructions. Open space may be located on rooftop if accessible  
4 directly by unit.

5 DD. The distance between buildings shall be no less than ten feet (10').

6 EE. The minimum building setback from interior roads, drives, and alleys  
7 shall be three feet (3'), except that second floor living space and  
8 balconies shall be permitted within one foot (1') of the rear property  
9 line.

10 FF. A minimum six foot (6') high screen wall shall be required for non-  
11 residential development that is located adjacent to any existing or  
12 potential detached one family residential development.

13 GG. Tandem garages are permitted.

14 (11) If a school is not constructed in Planning Area 28, the development standards  
15 for non-residential development in Planning Area 28 of Specific Plan No. 342  
16 shall be the same as those standards identified in Article IX, Section 9.4  
17 except that the development standards set forth in Article IX, Section 9.4 B.  
18 and C. shall be deleted and replaced, respectively, with each of the following:

19 B. Building setbacks from exterior streets and boundary lines shall be a  
20 minimum of ten feet (10'). Any portion of a building which exceeds  
21 forty feet (40') in height shall be set back from the front, rear, and  
22 side lot lines not less than one foot (1') for each foot by which the  
23 height exceeds forty feet (40').

24 C. Buildings shall not exceed fifty five feet (55') in height, with  
25 architectural projections allowed to extend to sixty feet (60') in  
26 height.

27 In addition, the following development standards shall also apply:

28 AA. There shall be no minimum distance required between buildings.

1 BB. Internal walkways shall be installed at a minimum width of four feet  
2 (4').

3 CC. A minimum six foot (6') high screen wall shall be required to be  
4 located adjacent to any existing or potential residential development.

5 (12) Except as provided above, all other zoning requirements shall be the same as  
6 those requirements identified in Article VIII, Article VIIIe and Article IX of  
7 Ordinance No. 348.

8 k. Planning Areas 44A and 44B

9 (1) The uses permitted in Planning Areas 44A and 44B of Specific Plan No. 342  
10 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
11 Ordinance No. 348, except that the uses permitted in Section 8.100.A.(1), (2),  
12 and (8) shall not be permitted. In addition, the uses permitted in Section  
13 8.100.A. shall include water treatment and storage facilities. Any use that is  
14 not specifically listed herein may be considered a permitted or conditionally  
15 permitted use provided that the Assistant TLMA Director – Community  
16 Development finds that the proposed use is substantially the same in  
17 character and intensity as those listed in the designated subsections. Such a  
18 use is subject to the permit process which governs the category in which it  
19 falls.

20 (2) The development standards for Planning Areas 44A and 44B of Specific Plan  
21 No. 342 shall be the same standards as those identified in Article VIIIe,  
22 Section 8.101 of Ordinance No. 348 except that the development standards  
23 set forth in Article VIIIe, Section 8.101.B. shall be deleted.

24 (3) Except as provided above, all other zoning requirements shall be the same as  
25 those requirements identified in Article VIIIe of Ordinance No. 348.

26 l. Planning Areas 45A, 45B, 45C, 45D, 45E, 47A, 47B, 47C, 50C, 50I, and 51.

27 (1) The uses permitted in Planning Areas 45A, 45B, 45C, 45D, 45E, 47A, 47B,  
28 47C, 50C, 50I, and 51 of Specific Plan No. 342 shall be the same as those

1 uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
2 that the uses permitted in Section 8.100.A.(1),(2), and (8); B.(1); and C.(1)  
3 shall not be permitted. In addition, the uses permitted in Section 8.100.A.  
4 shall include lakes, including noncommercial fishing. Any use that is not  
5 specifically listed herein may be considered a permitted or conditionally  
6 permitted use provided that the Assistant TLMA Director – Community  
7 Development finds that the proposed use is substantially the same in  
8 character and intensity as those listed in the designated subsections. Such a  
9 use is subject to the permit process which governs the category in which it  
10 falls.

11 (2) The development standards for Planning Areas 45A, 45B, 45C, 45D, 45E,  
12 47A, 50C, 47B, 47C, 50I, and 51 of Specific Plan No. 342 shall be the same  
13 as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
14 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as  
16 those requirements identified in Article VIIIe of Ordinance No. 348.

17 m. Planning Areas 41A, 48, and 49

18 (1) The uses permitted in Planning Areas 41A, 48, and 49 of Specific Plan No.  
19 342 shall be the same as those uses permitted in Article XIII, Section 13.1 of  
20 Ordinance No. 348 except that the uses permitted in Section 13.1.A. (11),  
21 (14), and (15); B.(1), (2), (3), (4), (8), (9), and (12); C.(1) shall not be  
22 permitted. In addition, the uses permitted in Section 8.100.A. shall include  
23 lakes, including noncommercial fishing, parks, and community gardens.

24 (2) The development standards for Planning Areas 41A, 48 and 49 of Specific  
25 Plan No. 342 shall be the same as those standards identified in Article XIII,  
26 Section 13.2 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as  
28 those requirements identified in Article XIII of Ordinance No. 348.

1 n. Planning Area 41B

2 (1) The uses permitted in Planning Area 41B of Specific Plan No. 342 shall be  
3 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance  
4 No. 348 except that the uses permitted in Section 13.1.A. (11), (14), and (15);  
5 B.(1), (2), (3), (4), (8), (9), and (12); C.(1) shall not be permitted. In addition,  
6 the uses permitted in Section 8.100.A. shall include lakes, including  
7 noncommercial fishing, parks, and community gardens. Any use that is not  
8 specifically listed herein may be considered a permitted or conditionally  
9 permitted use provided that the Assistant TLMA Director – Community  
10 Development finds that the proposed use is substantially the same in  
11 character and intensity as those listed in the designated subsections. Such a  
12 use is subject to the permit process which governs the category in which it  
13 falls.

14 (2) The development standards for Planning Area 41B of Specific Plan No. 342  
15 shall be the same as those standards identified in Article XIII, Section 13.2  
16 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as  
18 those requirements identified in Article XIII of Ordinance No. 348.

19 o. Planning Areas 42, 46A, 46B, 46C, and 46D

20 (1) The uses permitted in Planning Areas 42, 46A, 46B, 46C, and 46D of Specific  
21 Plan No. 342 shall be the same as those uses permitted in Article XVI, Section  
22 16.2 of Ordinance No. 348 except that the uses permitted in Section  
23 16.2.A.(1), (2), (3), (4), (6), and (7); B.; C.; D. and E. shall not be permitted.  
24 In addition, the uses permitted in Section 16.2.C. shall include public water  
25 facilities.

26 (2) The development standards for Planning Areas 42, 46A, 46B, 46C and 46D  
27 of Specific Plan No. 342 shall be the same as those standards identified in  
28 Article XI, Section 11.4 of Ordinance No. 348.

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(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI and XI of Ordinance No. 348.

Section 3. This ordinance shall take affect 30 days after its adoption.

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

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST: KECIA HARPER-IHEM  
CLERK TO THE BOARD

By: \_\_\_\_\_  
(Deputy)

(SEAL)

APPROVED AS TO FORM:  
September \_\_\_\_, 2017

By: \_\_\_\_\_  
MICHELLE CLACK  
Supervising Deputy County Counsel

DEVELOPMENT AGREEMENT NO. 73

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and NUEVO DEVELOPMENT COMPANY, LLC, a Delaware limited liability company (hereinafter “OWNER”):

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County Comprehensive General Plan and any Specific Plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,



WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to COUNTY and will further important policies and goals of COUNTY; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

#### COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants

hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.3 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.4 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with development of the

Property including, but not limited to:

- (a) Specific plans and specific plan amendments;
- (b) Zoning;
- (c) Tentative and final subdivision and parcel maps;
- (d) Conditional use permits, public use permits and plot plans;
- (e) Grading and building permits.

1.1.5 “Development Exaction” means any requirement of COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.6 “Development Plan” means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.7 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.8 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development

Approvals which are a matter of public record on the Effective Date.

1.1.9 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Regulations incorporated herein as Exhibit “D” and all other Regulations which are a matter of public record on the Effective Date.

1.1.10 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupation
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.11 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.12 “OWNER” means the persons and entities listed as OWNER on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.13 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.14 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.15 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.6 of this Agreement.

1.1.16 “Subsequent Development Approvals” means all Development Approvals required subsequent to the Effective Date in connection with development of the Property.

1.1.17 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.18 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” -- Legal Description of the Property.

Exhibit “B” -- Map Showing Property and its Location.

Exhibit “C” -- Existing Development Approvals.

Exhibit “D” -- Existing Land Use Regulations.

Exhibit “E” -- Public Facility Credits.

Exhibit “F” -- Fire Safety CFD and Facilities CFD

Exhibit “G” -- Additional Traffic Facilities Fee Schedule

Exhibit “H” -- Map Showing Agricultural Planning Areas

## 2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of thirty (30) years thereafter unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Transfer.

2.4.1 Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring OWNER. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations



hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Partial Release of Purchaser, Transferee or Assignee of Industrial or Commercial Lot. A purchaser, transferee or assignee of a lot, which has been finally subdivided as provided for in the Development Plan and for which a commercial or industrial plot plan for development of the lot has been finally approved pursuant to the Development Plan, may submit a request, in writing, to COUNTY to release said lot from the obligations under this Agreement relating to all other portions of the property. Within thirty (30) days of such request, COUNTY shall review, and if the above conditions are satisfied shall approve the request for release and notify the purchaser, transferee or assignee in writing thereof. No such release approved pursuant to this Subsection 2.4.4 shall cause, or otherwise affect, a release of OWNER from its duties and obligations under this Agreement.

2.4.5 Termination of Agreement With Respect to Individual Lots Upon Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot which has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. Notwithstanding any other provisions of this Agreement, this Agreement shall terminate with respect to any lot and such lot shall be released and no

longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions

(a) The lot has been finally subdivided and individually (and not in “bulk”) sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and,

(b) A Certificate of Occupancy has been issued for a building on the lot, and the fees set forth under Section 4 of this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the

ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by COUNTY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

## 2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day

when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors

County of Riverside

P.O. Box 1147

Riverside, CA 92502-1147

Fax No. (951)955-1071

with copies to:

County Executive Officer

County of Riverside

4080 Lemon Street, 4<sup>th</sup> Floor

Riverside, CA 92501-3679

Fax No. (951)955-1105

and

TLMA Director

Transportation and Land Management Agency

County of Riverside

4080 Lemon Street, 14<sup>th</sup> Floor

Riverside, CA 92501

Fax No. (951)955-5177

and

County Counsel  
County of Riverside  
3960 Orange Street, Fifth Floor  
Riverside, CA 92501  
Fax No. (951)955-6363

If to OWNER:

Nuevo Development Company, LLC  
c/o Lewis Management Corp.  
1156 N. Mountain Avenue  
Upland, CA 91786  
Attn: Bryan Goodman  
Email: [Bryan.Goodman@lewismc.com](mailto:Bryan.Goodman@lewismc.com)

with a copy to:

John P. Yeager  
O'Neil LLP  
19900 MacArthur Blvd., Suite 1050  
Irvine, CA 92612  
Email: [jyeager@oneil-llp.com](mailto:jyeager@oneil-llp.com)

(c) Either party may, by notice given at any time, require subsequent

notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

### 3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development

Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan or the Phasing Plan set forth in Section 3.4.

3.4 Phasing Plan. Development of the Property shall be subject to all timing and phasing requirements established by the Development Plan.

3.5 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to

effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
  - (b) Increase the density or intensity of use of the Property as a whole; or,
  - (c) Increase the maximum height and size of permitted buildings or structures;
- or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
  - (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

### 3.6 Reservations of Authority.

#### 3.6.1 Limitations, Reservations and Exceptions. Notwithstanding any other



provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals, for monitoring compliance with any Development Approvals granted or issued, or for implementation of any of the terms of this Agreement.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the COUNTY.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or

intensity of development set forth in the Development Plan. Should a subsequent Development Exaction adopted by the COUNTY include any of the County Traffic Improvements or Multi-Jurisdictional Traffic Improvements, as identified in Exhibit "G", no such subsequently adopted Development Exaction shall be applicable to the development of the Property to the extent that the OWNER has already fully satisfied, or will fully satisfy, such Development Exaction by the payment of the County Supplemental Traffic Fee and the Multi-Jurisdictional Traffic Fee. Should such a subsequent Development Exaction be greater than the County Supplemental Traffic Fee and the Multi-Jurisdictional Traffic Fee, OWNER shall be responsible for the difference between the the County Supplemental Traffic Fee and the Multi-Jurisdictional Traffic Fee and the subsequent Development Exaction.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

(h) Regulations addressing compliance with any COUNTY approved Climate Action Plan in place at the time of processing of the Development Approvals and Subsequent Development Approvals.

3.6.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.6.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.6.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.7 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency should it have undertaken such construction.

3.8 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts, including, but not limited to, the rights under Sections 1001 and 1002 of the Civil Code, to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real

property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.8 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq. or other legal authority. If COUNTY is unwilling to use its power of eminent domain to acquire such real property interests, said requirement for OWNER to construct such public improvements shall be waived by the COUNTY.

3.9 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.10 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6 of the Government Code, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be

granted an extension of time except in accordance with the Existing Land Use Regulations.

3.11 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

#### 4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public interests.

#### 4.2 Public Benefits for Residential or Residential/Mixed Use Projects.

#### 4.2.1 Description of Significant Public Benefits.

The significant public benefits that will be attained as a result of this Agreement and the implementation of the Development Plan beyond that required to mitigate Project impacts include, without limitation, the following:

(a) Higher Park Standard. The Project shall include park and recreation land and improvements on the Project site in the amount of five (5) acres per 1,000 population, which exceeds the COUNTY standard of three (3) acres per 1,000 population, as further described in County Ordinance No. 460

(b) Contribution to Library Expansion. The Project shall be subject to a fee for library expansion (the "Library Expansion Fee") in the amount of \$415.39 per dwelling unit for the first 4,300 dwelling units within the Project. Following the issuance of a building permit for the 4,300<sup>th</sup> dwelling unit and within ninety (90) days after COUNTY's written notice to OWNER of the Board of Supervisors' approval of construction documents for the expansion of library facilities serving the Project, OWNER shall pay COUNTY \$5,358,500 (the "Library Final Payment.") The amount of the Library Expansion Fee and Library Final Payment shall adjust on January 1 each year in accordance with Section 4.2.4 below; provided, however, the total amount of the Library Expansion Fees paid and the Library Final Payment shall not exceed \$8,000,000. Payment of the Library Expansion Fees shall be in full satisfaction of all obligations and requirements of the Project to fund library facilities and shall be in lieu of any Development Exaction otherwise imposed against the Project for library construction. Any Development Exaction imposed against the Project for Library Books/Media shall still apply.

(c) Community Room Space. The Project includes a community center that will be operated and maintained by OWNER or a property owner's association. The community

center shall include a multi-purpose room with the capacity for up to 100 seated people for purposes of community meetings, presentations, or other public use by the COUNTY. The multi-purpose room shall include technology and equipment to allow for meetings and presentations to be recorded and broadcast, as well as WiFi technology. It is agreed that the COUNTY shall have access to use the multi-purpose room a minimum of two times per month, for up to four hours per use, free of charge, for the entire term of this Agreement. All other details for use of the multi-purpose room shall be documented in a separate agreement between the COUNTY and property owner's association.

(d) Smart Shuttle Program. Prior to issuance of the building permit for the 2,500 dwelling unit of the Project, as shown on the phasing plan for the Specific Plan, OWNER agrees to work with COUNTY and the Riverside Transit Agency ("RTA") to create a Smart Shuttle Program to transport commuters from the Project site to the Perris Valley Line Metrolink Station or other Metrolink stop or station if one is closer to the Project site. The Smart Shuttle Program may be a cooperative effort of OWNER, COUNTY and the RTA or run solely by a property or business owner's association created by OWNER. OWNER's participation may consist of providing a vehicle or vehicles, or funding for same, as well as ongoing expenses such as labor expenses, fuel and maintenance for a period of up to eight (8) years at a cost not to exceed \$40,000 per year. The exact funding levels and responsibilities of OWNER, COUNTY and RTA will be established at the time of creation of the Smart Shuttle Program and adjusted based on actual costs.

(e) New Fire Station and Equipment. OWNER shall reserve up to two (2) acres within the Project, at a location within Planning Areas 20 or 22 acceptable to the Riverside County Fire Department, for the purpose of the construction of a new fire



station to serve the Project and surrounding area (the "Fire Station Site"). The Fire Station Site shall be identified as a lot in the tentative subdivision map approved for the Planning Area that includes the Fire Station Site. The Project shall be subject to development impact fees imposed by the COUNTY for fire facilities.

Either (i) upon the issuance of a building permit for the 2,000<sup>th</sup> dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Riverside County Fire Department (the "Fire Department") to OWNER and the COUNTY that the annual emergency call volume for the Project to the Fire Department's Nuevo Station 3 exceeds 1,500 such calls, whichever occurs first, OWNER shall fund the COUNTY's acquisition of a two-person medic patrol emergency response vehicle for Nuevo Station 3 at a cost not to exceed \$265,000, subject to annual adjustment as provided in Section 4.2.4.

Either (i) upon the issuance of a building permit for the 5,000<sup>th</sup> dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Fire Department to OWNER and the COUNTY that the annual emergency call volume for the Project to Nuevo Station 3 exceeds 3,000 such calls, whichever occurs first, OWNER shall fund the COUNTY's acquisition of a ladder truck fire apparatus that meets the Fire Department's specifications and design standards at a cost not to exceed \$1,500,000, subject to annual adjustment as provided in Section 4.2.4.

Either (i) upon the issuance of a building permit for the 8,000<sup>th</sup> dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Fire Department to OWNER and the COUNTY that the annual emergency call volume

for the Project to Nuevo Station 3 exceeds 4,000 such calls, whichever occurs first, OWNER shall fund the COUNTY's cost of acquisition of a new Type 1 fire engine for the new Fire Station at a cost not to exceed \$650,000, subject to annual adjustment as provided in Section 4.2.4.

OWNER's obligations pursuant to this Section 4.2.1(e) to fund the three pieces of fire equipment shall be contingent upon the establishment of the Fire Safety Community Facilities District ("CFD") and a separate Facilities CFD, as described in and pursuant to the provisions of Exhibit "F" to this Agreement, provided, however, if OWNER fails to request the formation of the Fire Safety CFD or Facilities CFD prior to the issuance of the first building permit in the Project or fails to vote affirmatively in the proceedings to establish such CFDs, OWNER shall remain responsible to fund the fire equipment. OWNER's obligations pursuant to this Section 4.2.1(e) for the funding of fire equipment shall be in full satisfaction of all obligations or requirements of the Project to fund fire equipment and shall be in lieu of any Development Exaction otherwise imposed against the Project for fire equipment purposes.

Within sixty (60) days following the issuance of a building permit for the 5,500<sup>th</sup> dwelling unit within the Project, the COUNTY shall reasonably estimate the construction cost of the new Fire Station to be built on the Fire Station Site. At the same time, the COUNTY and OWNER shall determine the fair market value of the Fire Station Site based upon a highest and best use of mixed use development as permitted by the Specific Plan for the applicable Planning Area. The Fire Station Site shall then be conveyed to the COUNTY and OWNER shall receive a credit against Development Impact Fees imposed for fire protection in an amount equal to the

fair market value of the Fire Station Site. However, OWNER shall not be entitled to such a Development Impact Fee credit unless and until the Development Impact Fees collected for fire protection within the Project exceed the reasonable estimate of the construction cost of the new Fire Station to be built on the Fire Station Site.

(f) Right-of-Way for Mid-County Parkway.

Based on preliminary engineering analyses, it is estimated that the Project will dedicate in excess of 100 acres of right-of-way for the Mid-County Parkway. With the first final map of any kind recorded within the Project or by some irrevocable offer of dedication of the right-of-way through a separate instrument at the time of recording of the first final map, OWNER shall make an irrevocable offer of dedication of the entire right-of-way for the Mid-County Parkway within the Project, at the alignments and widths specified in the Mid-County Parkway Joint Environmental Impact Statement/Environmental Impact Report certified April 8, 2015. OWNER shall receive credit against the Project's transportation uniform mitigation fees ("TUMF") imposed pursuant to the Western Riverside Council of Government's Transportation Uniform Mitigation Fee Program for such right-of-way dedication as determined in accordance with the TUMF Administrative Plan and WRCOG's procedures and policies in effect at the time of the right-of-way dedication. The COUNTY agrees OWNER may reserve from such irrevocable offer of dedication such temporary construction easements required for the construction of adjoining portions of the Project and such permanent utility easements required for the Project that do not materially interfere with the construction of the Mid-County Parkway.

(g) Additional Traffic Facilities Fee. In order to provide funding for traffic improvements (or portions thereof) that are not currently included in the Development Impact Fees or TUMF for (i) certain traffic improvements outside the

Project (“County Traffic Improvements”) and (ii) certain traffic improvements outside the Project but within incorporated areas or under CalTrans jurisdiction (“Multi-Jurisdictional Traffic Improvements”), the Project shall be subject to a County Supplemental Traffic Fee and a Multi-Jurisdictional Traffic Fee in the amounts set forth in the Additional Traffic Facilities Fee Schedule included in Exhibit “G” hereto. The County Traffic Improvements and Multi-Jurisdictional Traffic Improvements are described in greater detail in Exhibit “G” hereto.

The COUNTY expects to enter into agreements with cities and CalTrans with respect to the Multi-Jurisdictional Traffic Improvements for the disbursement of Multi-Jurisdictional Traffic Fees to the cities and CalTrans and their construction of the Multi-Jurisdictional Traffic Improvements. The COUNTY shall apply the County Supplemental Traffic Fees to construct the County Traffic Improvements as needed to serve the Project.

(h) Broadband Capability. The Project shall include conduit for broadband optic fiber in all streets throughout the Project, as well as pull boxes, to complement the COUNTY’s broadband initiative. Should there be significant technological changes prior to build out of the Project, OWNER and the COUNTY may mutually agree on the incorporation of such new technology in lieu of broadband optic fiber.

(i) Development Agreement Fee. The Project shall be subject to a Development Agreement fee (the “DA Fee”) in the amount of \$1,000 per dwelling unit. The amount of the DA Fee shall increase on the fifth, tenth, fifteenth, twentieth and twenty-fifth anniversary of the Effective Date to \$1,100, \$1,200, \$1,300, \$1,400 and \$1,500, respectively.

The DA Fees collected by the COUNTY shall be used by the COUNTY in its sole discretion. One-third (33%) of the DA Fee shall be spent in the Lakeview/Nuevo area surrounding the Project. The remaining two-thirds (67%) of the DA Fee shall be used by the COUNTY in the Supervisorial District in which the Project is located.

(j) Preserve Agricultural Space. Planning Areas 41a, 48 and 49, as documented in the Specific Plan for the Project, and as shown in Exhibit “H” attached hereto, have been designated for agricultural uses. When recording a final map that includes any portion of Planning Areas 41a, 48, and 49, OWNER agrees to grant a conservation easement, in perpetuity, over those Planning Areas to COUNTY, or another suitable not-for-profit entity or public agency, acceptable to the COUNTY, for purposes of ensuring that the Planning Areas remain in agricultural use or as permanent open space.

(k) Regional Trails System. All tentative maps within the Property that include land within the proposed design of the COUNTY’s regional trail system shall identify such trail areas, and, as final maps are filed, an irrevocable offer of dedication of the right-of-way for the a trails system shall be made to the COUNTY by the OWNER to be connected to the COUNTY’s regional trail system.

(l) Affordable Housing. Of the 8,725 dwelling units planned for the Project, 2,715 units are planned to be built within Mixed Use (MU) areas within the Town Center, which have densities between 8 and 40 dwelling units per acre.

Consistent with the Housing Element stipulation that land designated Highest Density Residential (“HHDR”) or a minimum of 20 dwelling units per acre is appropriate for lower income households and meets affordability requirements, OWNER agrees to

designate specific areas within the Town Center area of the Project with a minimum density of 20 dwelling units per acre based on individual project gross area.

OWNER also agrees, at a minimum, to designate at a rate of 0.10 units of all units constructed in the Project within the specific areas of the Town Center units at a density of 20 dwelling units per acre based on individual project gross area. Assuming build-out of the Project to 8,725 units, OWNER will designate a maximum of 872 units inside the Town Center area to be developed at a minimum density of 20 dwelling units per acre based on individual project gross area.

Designation of the areas for the 872 units shall occur prior to the entitlement of any development within Phase 3, the Town Center, as part of the Village Refinement Plan further described in Section B.11 in the Specific Plan. Additionally, the subsequent development approvals for the entitlement and construction of the 872 units at a density of 20 dwelling units per acre shall be submitted to COUNTY by OWNER prior to the issuance of the building permit for the 4,500<sup>th</sup> dwelling unit within the Project and grading permits for the 872 units shall be issued prior to the building permit for the 5,500<sup>th</sup> dwelling unit within the Project.

However, if fewer than 8,725 units are built within the Specific Plan, then the required number of units at a minimum density of 20 dwelling units per acre within the Town Center shall be proportionately reduced in accordance with the formula of 0.10 units at a minimum density of 20 dwelling units per acre for every 1.0 unit developed within the Specific Plan. Any such reduction in the constructed units that allows for a reduction in the amount of units at a minimum density of 20 dwelling units per acre will restrict the ability to transfer these units to other Planning Areas in the Specific Plan as

typically allowed by Section B.11.c of the Specific Plan. COUNTY acknowledges and finds that subject to compliance with the provisions of this Section 4.2.1(I), the Project is exempt from any obligation to contribute to any other on- or off-site low income housing units or other mitigation related to affordable housing.

4.2.2 Timeline for Construction of Major Public Infrastructure.

[Intentionally Omitted]

4.2.3 Time of Payment. The DA Fee, Library Expansion Fee and County Supplemental Traffic Fee and Multi-Jurisdictional Traffic Fee required pursuant to Subsection 4.2.1 shall be paid to COUNTY no sooner than the application for a building permit, but no later than prior to final inspection or issuance of certificate of occupancy, whichever occurs first. The fees to be paid shall be the fee in effect at the time of payment.

4.2.4. Annual Fee Adjustment. The amount of the County Supplemental Traffic Fee, Multi-Jurisdictional Traffic Fee, Library Expansion Fee, Library Final Payment, and the fire equipment costs specified in Section 4.2.1(e) required pursuant to Subsection 4.2.1 shall be adjusted annually during the term of this Agreement on January 1 of each year of this Agreement in accordance with the changes in the Consumer Price Index for All Urban Consumers in the Los Angeles-Riverside-Orange County, CA Area (hereinafter CPI) published monthly by the U.S. Bureau of Labor Statistics. The annual adjustment shall be calculated in the following manner:

- (a) Divide the CPI for the month of October 2017 into the CPI for the month of October immediately preceding the anniversary in which said amounts are to be adjusted.

(b) Multiply the quotient obtained by the calculation in Paragraph (a) above by said amount.

(c) The result of the multiplication obtained in Paragraph (b) above shall constitute the amount of the County Supplemental Traffic Fee, Multi-Jurisdictional Traffic Fee, Library Expansion Fee, and Library Final Payment payable during the succeeding year.

If the CPI specified herein is discontinued or revised during the term of this Agreement, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would have been obtained if the CPI had not been discontinued.

In no event shall the amount of the County Supplemental Traffic Fee, Multi-Jurisdictional Traffic Fee, Library Expansion Fee, and Library Final Payment be less than the amounts set forth in Subsection 4.2.1.

4.2.5. Continuation of Public Benefits. Should all or any portion of Property become part of a city or another county, implementation of the Public Benefits set forth in Section 4.2 shall continue in full force and effect. During any incorporation or annexation proceeding, OWNER shall agree that any incorporation or annexation may be conditioned so as to require OWNER to implement said Public Benefits.

## 5. FINANCING OF PUBLIC IMPROVEMENTS.

If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required



as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate termination proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director, providing all information necessary to evaluate such good faith compliance as determined by the Planning Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit in an amount equal to three times the annual review and administration fee set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the Executive Office and County Counsel, shall conduct such special reviews.

6.3 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be

given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER

stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the annual or special review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

## 7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property

unless both OWNER and COUNTY give written consent to such annexation.

## 8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are

particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for nondamage remedies, including the remedy of specific performance and judicial review as provided for in Section 6.5, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER acknowledges familiarity with and hereby

waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE A MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

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OWNER Initials

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OWNER Initials

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OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of



this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorney's Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

## 9. THIRD PARTY LITIGATION

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of certain provisions of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this

Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees, and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees, or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any

kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY

forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

- (a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement.

## 11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement, including the payment of the fees set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used here, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS. Notwithstanding the foregoing, no OWNER of a single lot which has been finally subdivided and sold to such OWNER as a member of the general public or otherwise as an ultimate user shall have any obligation under this Agreement except as provided under Section 4 hereof.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any



portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 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 and tried in the Superior Court of the County of Riverside, 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.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute,

with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain.

11.19 Water Supply Assessment. Each tentative map prepared for portions of the Property comprised of any residential subdivision shall comply with the provisions of Government Code Section 66473.7.

11.20 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the

Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.21 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.22 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE

Dated: \_\_\_\_\_ By

Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM

Clerk of the Board

By Deputy  
(SEAL)

DRAFT

OWNER:

Dated:- \_\_\_\_\_

NUEVO DEVELOPMENT COMPANY, LLC,  
a Delaware limited liability company

By: Lewis Management Corp.,  
a Delaware corporation – Its Sole Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Authorized Agent

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.  
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO CORPORATE  
OFFICERS.)

Recorded at request of  
Clerk, Board of Supervisors  
County of Riverside

When recorded return to  
Assistant TLMA Director – Community Development  
County of Riverside  
4080 Lemon Street, 14th Floor  
Riverside, CA 92501

DEVELOPMENT AGREEMENT NO. 73

A DEVELOPMENT AGREEMENT BETWEEN  
COUNTY OF RIVERSIDE

and

NUEVO DEVELOPMENT COMPANY, LLC

Specific Plan No. 342

-

Development Agreement No. 73

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DRAFT

Development Agreement No. 73

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

DRAFT

Development Agreement No. 73

EXHIBIT "B"

MAP SHOWING PROPERTY AND ITS LOCATION

DRAFT

Development Agreement No. 73

EXHIBIT C

EXISTING DEVELOPMENT APPROVALS

SPECIFIC PLAN NO. 342

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.



Development Agreement No. 73

EXHIBIT D

EXISTING LAND USE REGULATIONS

1. Riverside County General Plan as amended through Resolution No. 2017-134
2. Ordinance No. 348 as amended through Ordinance No. 348.4862
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.103
5. Ordinance No. 458 as amended through Ordinance No. 458.15
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.19
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18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726

20. Ordinance No. 743 as amended through Ordinance No. 743.3
21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.2
25. Ordinance No. 787 as amended through Ordinance No. 787.8
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
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30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
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33. Ordinance No. 915 as amended through Ordinance No. 915
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35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 931 as amended through Ordinance No. 931
37. Resolution No. 2014 -034 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 73

EXHIBIT "E"

PUBLIC FACILITY CREDITS

[Intentionally Omitted]

DRAFT

Development Agreement No. 73

EXHIBIT "F"

CONDITION AND PARAMETERS FOR FIRE SAFETY CFD AND FACILITIES CFD

1. Fire Safety CFD. Prior to the issuance of the first building permit within the Project, Owner agrees to include the Project in a "Fire Safety CFD" according to the terms set forth below. The Fire Safety CFD shall be authorized to levy an annual special tax (the "Fire Safety Special Tax") to fund (i) fire station operation costs at Nuevo Station 3 or, once constructed, the new fire station to be constructed within the Project ("Fire Station Operations Costs") and (ii) the acquisition or reimbursement of the costs of acquisition of the three pieces of fire equipment described in Section 4.2.1(e) of the Agreement ("Equipment Costs").

County agrees to exercise its best efforts to require all new residential development of more than fifty (50) dwelling units and all new non-residential development of more than 25,000 square feet within the additional unincorporated area served by Nuevo Station 3 and to be served by the new fire station to be constructed within the Project (the "Service Area") to annex into the Fire Safety CFD.

For purposes of this Agreement and the Fire Safety CFD, the thresholds and associated amounts of Fire Station Operations Costs shall be as follows:

<u>Threshold</u>	<u>Annual Fire Station Operations Costs<sup>1</sup></u>
First Threshold – earlier of (i) building permit for 2000 <sup>th</sup> DU within the Project or (ii) annual emergency calls from the Project to Nuevo Station 3 in excess of 1,500	\$1,200,000
Second Threshold – earlier of (i) building permit for 5000 <sup>th</sup> DU within the Project or (ii) 3,000 annual emergency calls from the Project to Nuevo Station 3	\$1,900,000
Third Threshold – earlier of (i) building permit for 8000 <sup>th</sup> DU within the Project or (ii) 4,000 annual emergency calls from the Project to Nuevo Station 3	\$3,700,000

<sup>1</sup> These amounts are not cumulative – they are amounts effective upon occurrence of each threshold until the next threshold is reached. Prior to the First Threshold, the annual Fire Station Operations Costs are zero. All amounts shall adjust annually by the same methodology and index set forth in Section 4.2.4 of the Agreement.

2. Fire Safety Special Tax. At the time of formation of the Fire Safety CFD, the County and Owner shall determine the expected annual structural fire taxes to be generated by the Project and the Service Area and establish annual Fire Safety Special Taxes in an amount sufficient, at projected buildout of the Project, to generate the difference between the structural fire taxes revenues and the Fire Station Operations Costs. The Fire Safety Special Taxes shall only be levied on assessor's parcels for which a building permit has been issued ("Developed Property").

3. Levy of Special Taxes. Each fiscal year after formation of the Fire Safety CFD, the County shall levy the Fire Safety Special Tax on all Developed Property within the Fire Safety CFD. All Fire Safety Special Taxes collected each fiscal year shall be deposited in a discrete, interest earning special fund of the County (the "Special Fund"). Within the Special Fund, the County shall establish (i) an Annual Operating Account, (ii) an Operating Reserve Account and (iii) an Equipment Costs Account. The "Operating Reserve Requirement" shall be an amount equal to one year's levy of the Fire Safety Special Tax on all assessor's parcels classified as Developed Property. Prior to the occurrence of the First Threshold, all Fire Safety Special Taxes collected within the Fire Safety CFD each fiscal year shall be deposited in the Operating Reserve Account until the amount on deposit equals the Operating Reserve Requirement, and then deposited in the Equipment Costs Account. Following the occurrence of the First Threshold, all Fire Safety Special Taxes shall be deposited in the Annual Operating Account up to the amount required to fund the annual Fire Station Operations Costs in excess of the amount of structural fire taxes collected within the Project and Service Area, and then shall be deposited in the Operating Reserve Account, as necessary to fund the Operating Reserve Requirement, and then any excess shall be deposited in the Equipment Costs Account. The Fire Safety Special Tax may be levied in perpetuity, provided, however, following the occurrence of the Third Threshold, and the funding of all Equipment Costs in full and reimbursement of advances by the Owner for Equipment Costs, the County shall only levy the Fire Safety Special Taxes as necessary to cover annual Fire Station Operations Costs in excess of structural fire taxes collected within the Project and Service Area and to replenish the Operating Reserve Account to the Operating Reserve Requirement.

4. Method of Apportionment. The total of (i) annual County costs of administering the Fire Safety CFD collection of Fire Safety Special Taxes, (ii) annual Fire Station Operations Costs in excess of structural fire taxes, (iii) the Operating Reserve Requirement and (iv) Equipment Costs shall be referred to as the "Special Tax Requirement." The County shall levy the Fire Safety Special Taxes each year in the maximum authorized amount according to the following method of apportionment:

(a) First, on all residential Developed Property, as necessary to fund the Special Tax Requirement; and

(b) Second, if necessary, on all non-residential Developed Property as necessary to fully fund the Special Tax Requirement.

5. Disbursements from Special Fund. Funds may be disbursed from the Accounts of the Special Fund for the purposes described below.

(a) Annual Operating Account. Funds shall be disbursed to fund Fire Station Operations Costs in excess of the amount of structural fire tax collections from the Project and Service Area.

(b) Operating Reserve Account. Funds shall be disbursed to the Annual Operating Account to the extent funds on deposit in the Annual Operating Account are not sufficient to fund Fire Station Operations Costs in excess of the amount of structural fire tax collections from the Project and Service Area.

(c) Equipment Costs Account. Funds shall be disbursed from the Equipment Costs Account to fund Equipment Costs at the times required pursuant to Section 4.2.1(e) of the Agreement. If there are not sufficient funds in the Equipment Costs Account at the time such funding is required, Owner shall advance an amount equal to the shortfall (an "Advance") in order to fully fund the Equipment Costs. Each Advance shall be reimbursed to Owner as a first priority for the use of funds deposited subsequently in the Equipment Costs Account. Such reimbursement payments shall be made on the first business day on or following each February 1 and August 1 after each Advance is made.

6. Formation of Facilities CFD. Owner's obligation to include the Project in the Fire Safety CFD shall be contingent upon County's establishment, following Owner's written request, of a CFD encompassing the Project to finance public facilities ("Facilities CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 ("Act") and Board of Supervisors Policy No. B-12 in the form in effect as of the effective date ("Policy B-12") and this Exhibit F. Such Facilities CFD shall consist of multiple improvement areas and shall be subject and conform to the parameters of a "Participant CFD," as set forth in Policy B-12, with the exception that the Project may not also be included in a CTCIP CFD. The costs eligible to be financed through the Facilities CFD shall include, without limitation, County public improvements required to be constructed as conditions of approval of the Project and public improvements of other public agencies serving the Project, including capital improvement and connection fees of such other public agencies with consent of the other public agencies. If Owner has not requested the formation of the Facilities CFD prior to the issuance of a building permit for the first dwelling unit within the Project, Owner's obligation to include the Project within the Fire Safety CFD shall no longer be contingent on the formation of the Facilities CFD.

Development Agreement No. 73

EXHIBIT "G"

ADDITIONAL TRAFFIC FACILITIES FEE SCHEDULE,  
DESCRIPTION OF COUNTY TRAFFIC IMPROVEMENTS,  
AND MULTI-JURISDICTIONAL TRAFFIC IMPROVEMENTS

1. Additional Traffic Facilities Fee Schedule

Land Use	Supplemental Fee/Unit	Multi-Jurisdictional Fee/Unit
Single Family	\$2,000/DU	\$365/DU
Multi Family	\$1,764/DU	\$322/DU
Townhouse/Condominium	\$1,541/DU	\$281/DU
Senior Housing	\$976/DU	\$178/DU
Shopping Center/Retail	\$4.26/SF	\$0.94/SF
General Office	\$4.26/SF	\$0.94/SF
Medical Office	\$4.26/SF	\$0.94/SF
Light Industrial	\$4.26/SF	\$0.94/SF

2. County Traffic Improvements

Roadway	Extents	Percentage of Supplemental Fee
Gilman Springs Road	SR-60 Fwy to Sanderson Avenue (SR-79)	14%
Cajalco Road	Temescal Canyon Road to Harvill Avenue	82%

Van Buren Boulevard	Washington Street to Wood Road	4%
---------------------	--------------------------------	----

3. Multi-Jurisdictional Traffic Improvements

<b>a. Caltrans</b>		
<b>Cumulative Roadway Segments</b>		<b>Percentage of Multi-Jurisdictional Fee</b>
<b>Roadway</b>	<b>Extents</b>	
Beaumont Avenue (SR-79)	1 <sup>st</sup> Street to California Avenue (widening not covered by TUMF)	<b>73.32%</b>
Beaumont Avenue (SR-79)	California Avenue to Gilman Springs Road (widening not covered by TUMF)	
Florida Avenue (SR-79/74)	Sanderson Ave to Winchester Rd (TUMF facility without additional right of way availability)	
Mid County Pkwy	I-215 to Perris Blvd (widening not covered by TUMF)	
Ramona Blvd (SR-79)	State St to San Jacinto Ave (widening not covered by TUMF)	
San Jacinto Ave (SR-79)	Ramona Blvd to Esplanade Ave (widening not covered by TUMF)	
San Jacinto Ave (SR-79)	Esplanade Ave to Menlo Ave (widening not covered by TUMF)	
Sanderson Ave (SR-79)	Gilman Springs Rd to Ramona Expwy (widening not covered by TUMF)	
SR-74	Perris Blvd to Greenwald Ave (Facility is TUMF funded south of Ethanac. TIA identifies insufficient right of way through downtown Perris. However, there is approximately 4 miles between Perris and Ethanac that is included in this fair share assessment)	
<b>Cumulative Intersections/Interchanges</b>		
Beaumont Ave (SR-79) / 1 <sup>st</sup> Street		
Beaumont Ave (SR-79) / California Ave		
Sanderson Ave (SR-79) / Ramona Expwy		
State St (SR-79) / Ramona Expwy		
Winchester Rd (SR-79) / State Route 74		
California Ave / Florida Ave (SR-74/79)		



Warren Rd / Florida Ave (SR-74/79)	
Palomar Rd / Ethanac Rd (SR-74)	
Menifee Rd / Ethanac Rd (SR-74)	
Briggs Rd / Ethanac Rd (SR-74)	

<b>b. City of Menifee</b>	
<b>Cumulative Interchange / Intersection</b>	<b>Percentage of Multi-Jurisdictional Fee</b>
Menifee Rd / McCall Blvd	<b>0.14%</b>

<b>c. City of Moreno Valley</b>		
<b>Cumulative Roadway Segments</b>		<b>Percentage of Multi-Jurisdictional Fee</b>
<b>Roadway</b>	<b>Extents</b>	<b>17.09%</b>
Gilman Springs Road	SR-60 to Alessandro Blvd. (TUMF facility; Four additional lane not covered by TUMF)	
Perris Blvd	Iris Ave to Harley Knox Blvd	
<b>Cumulative Interchange/Intersections</b>		
Gilman Springs Road / Alessandro Blvd. (TUMF facility; Costs are in addition to TUMF improvements due to additional lanes)		
Bridge St / Gilman Springs Rd		

<b>d. City of Perris</b>	
<b>Cumulative Interchange/Intersections</b>	<b>Percentage of Multi-Jurisdictional Fee</b>
Indian St / Harley Knox Blvd	<b>3.17%</b>
Perris Blvd / Ramona Expwy	
Evans Rd / Ramona Expwy	
Perris Blvd / Placentia Ave	
Perris Boulevard/Nuevo Road	

<b>e. City of Riverside</b>		
<b>Cumulative Roadway Segment</b>		<b>Percentage of Multi-Jurisdictional Fee</b>
<b>Roadway</b>	<b>Extents</b>	<b>4.17%</b>
Alessandro Blvd	Trautwein Road to I-215	

<b>f. City of San Jacinto</b>		
<b>Cumulative Roadway Segment</b>		<b>Percentage of Multi-Jurisdictional Fee</b>
<b>Roadway</b>	<b>Extents</b>	<b>1.52%</b>
State Street	South of Ramona Expwy (TUMF Facility; fair-share is for the two lanes beyond what is anticipated by TUMF)	

<b>g. City of Hemet</b>		
<b>Cumulative Interchange/Intersection</b>		<b>Percentage of Multi-Jurisdictional Fee</b>
Warren Rd / Esplanade Ave		<b>0.59%</b>

Development Agreement No. 73

EXHIBIT "H"

MAP AGRICULTURAL PLANNING AREAS

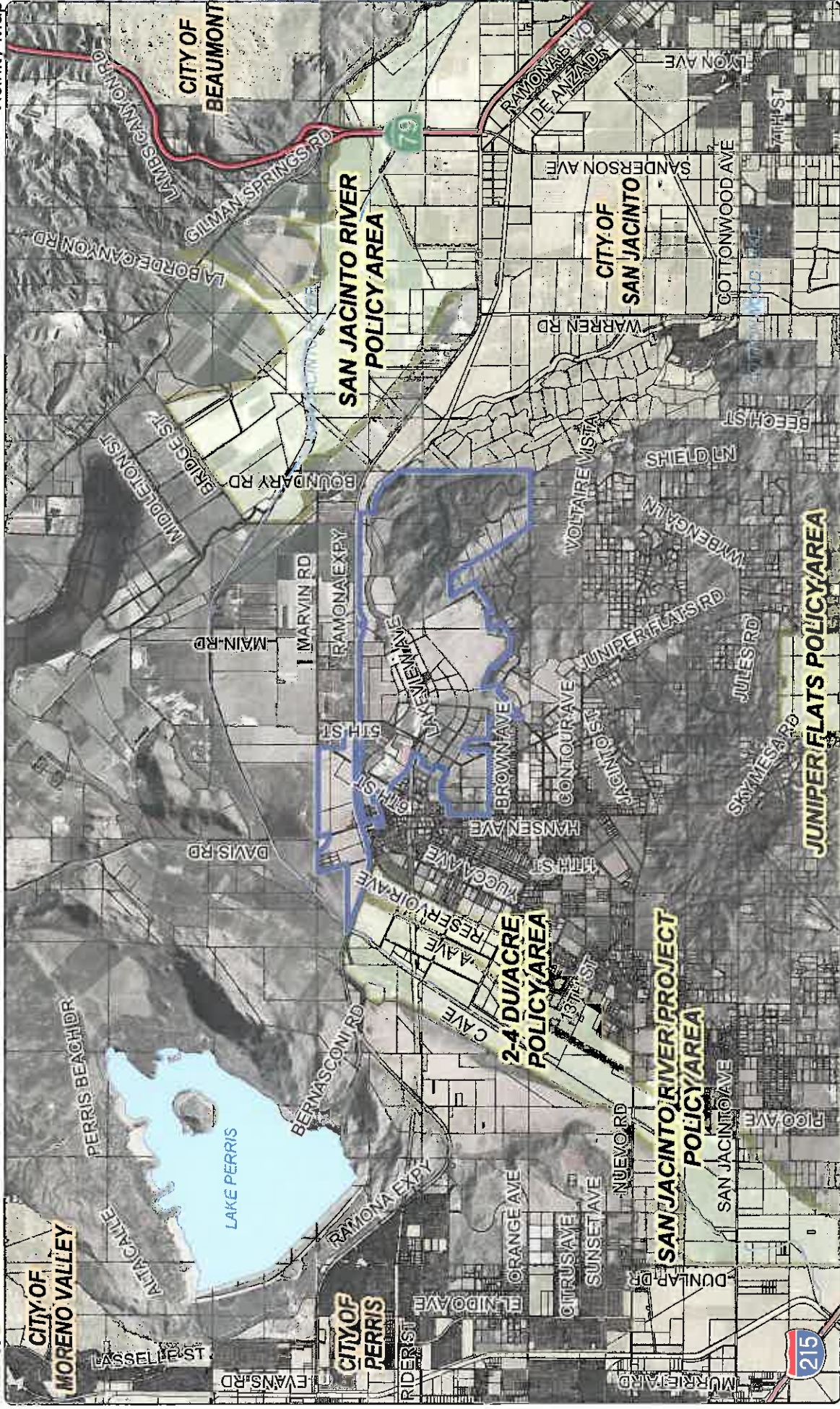
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07055 GPA00720 GPA00721 SP00342 DA00073**  
**VICINITY/POLICY AREAS**

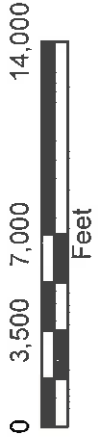
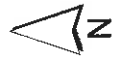
Supervisor: Ashley  
 District 5

Date Drawn: 08/04/2017  
 Vicinity Map



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen



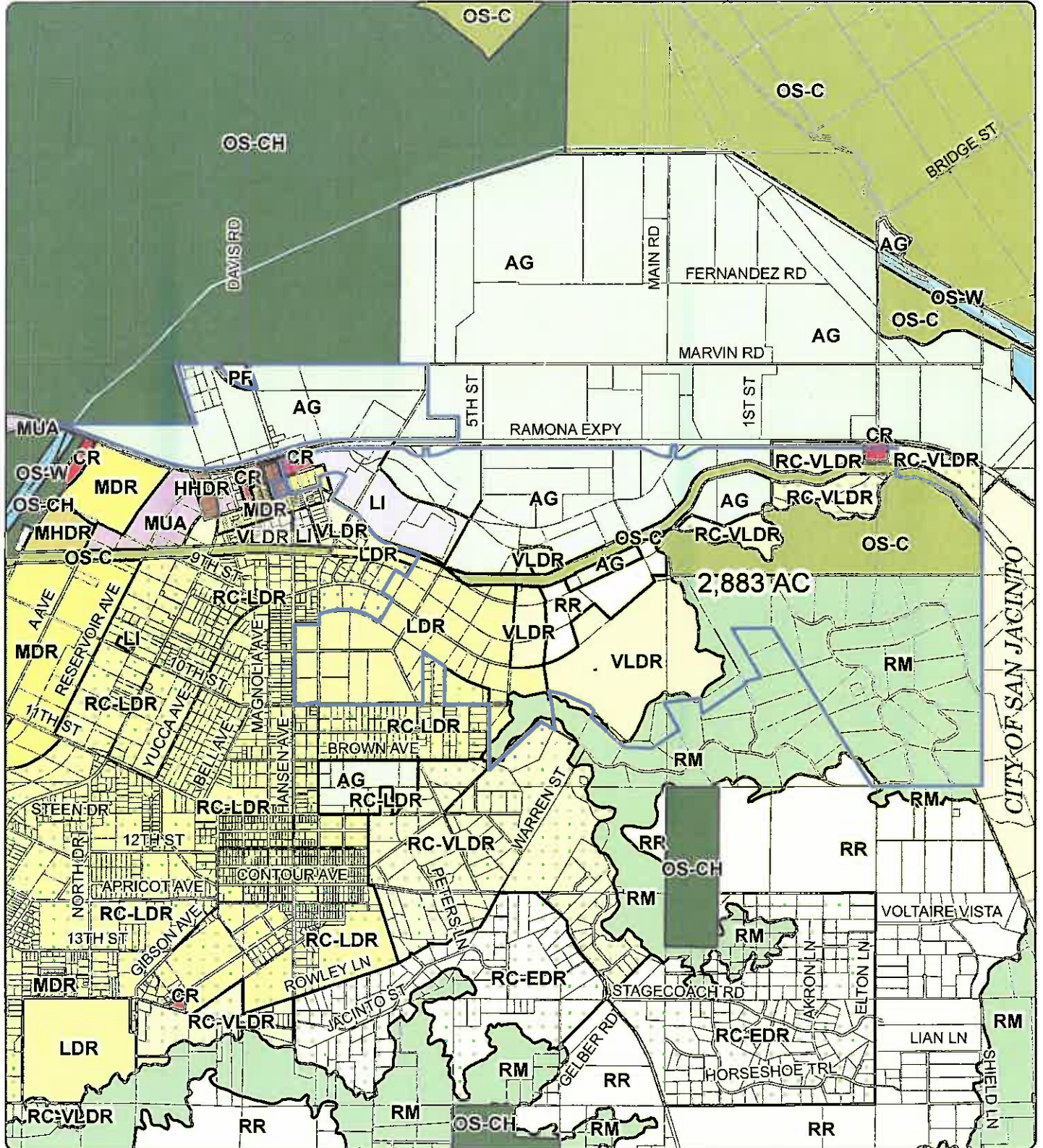
DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan. This plan is subject to the California State Planning and Research Act. The County of Riverside is not responsible for the accuracy of the information provided on this map. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3333. We warrant that the information on this map is accurate as of the date of publication.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07055 GPA00720 GPA00721 SP00342 DA00073**

Supervisor: Ashley  
District 5

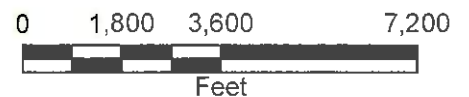
**EXISTING GENERAL PLAN**

Date Drawn: 08/04/2017  
Exhibit 5



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen



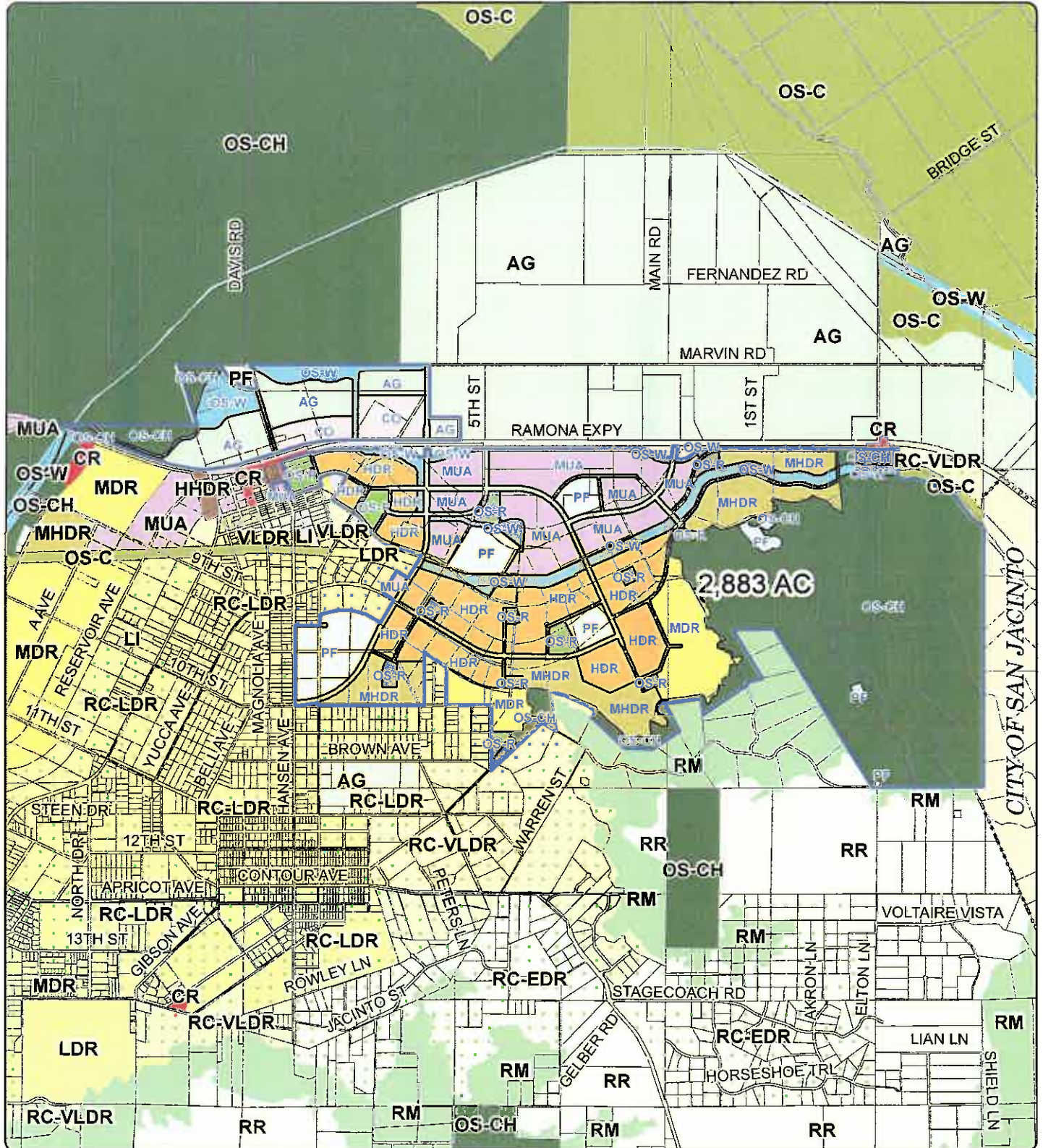
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)603-8277 (Eastern County) or Website <http://planning.cotrpa.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
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Supervisor: Ashley  
 District 5

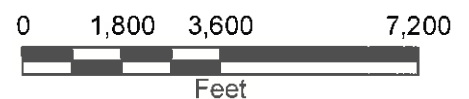
Date Drawn: 08/04/2017  
 Exhibit 6

**PROPOSED GENERAL PLAN**



Zoning Area: Lakeview & Hemet/San Jacinto

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)863-5277 (Eastern County) or Website <http://www.riverplanning.com>

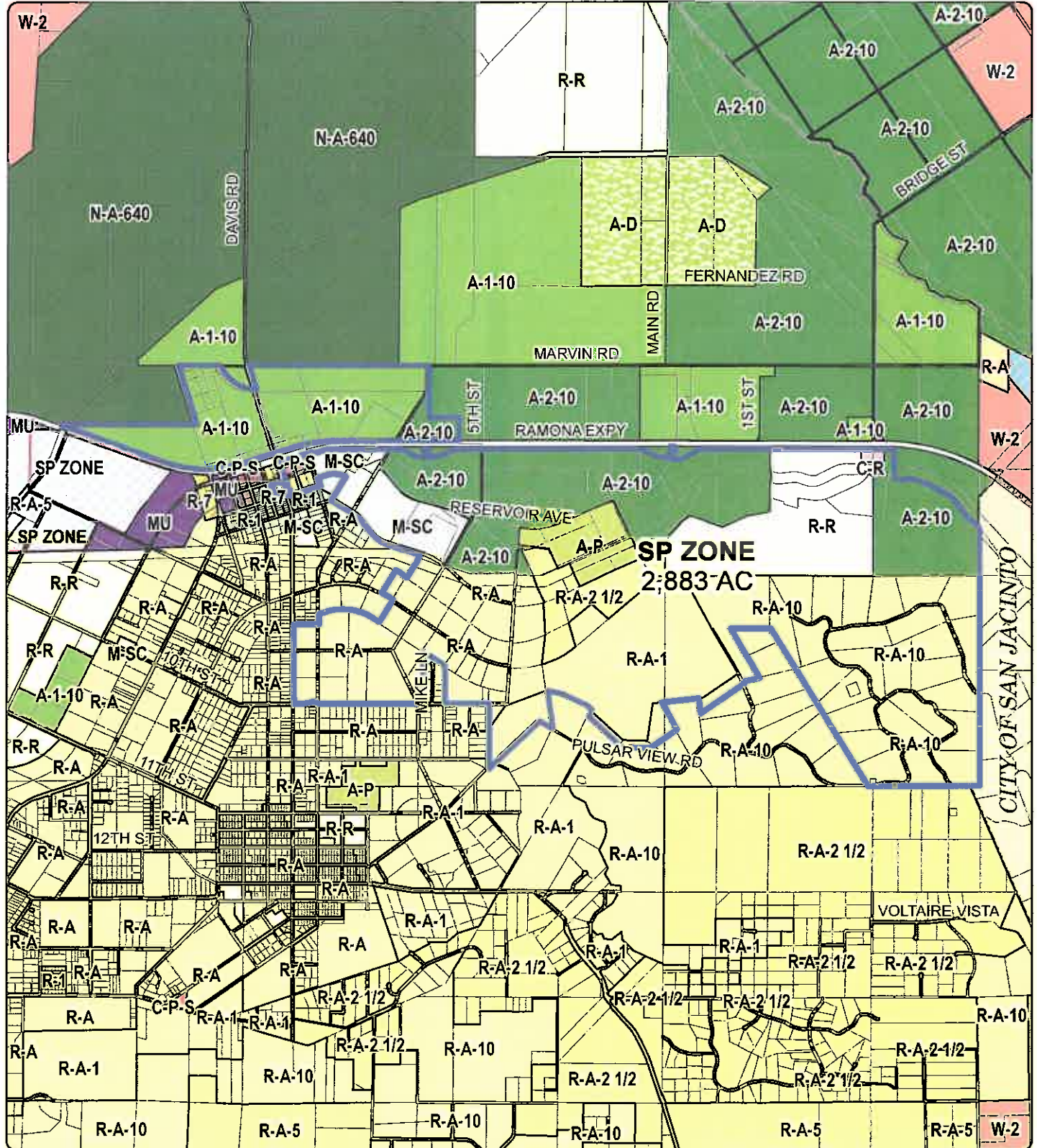
RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07055 GPA00720 GPA00721 SP00342 DA00073

Supervisor: Ashley  
 District 5

Date Drawn: 08/04/2017

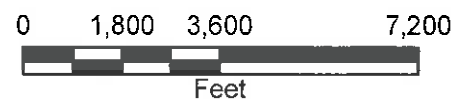
Exhibit 3

**PROPOSED ZONING**



Zoning Area: Lakeview & Hemet/San Jacinto

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)869-8277 (Eastern County) or Website <http://planning-n.dma.org>



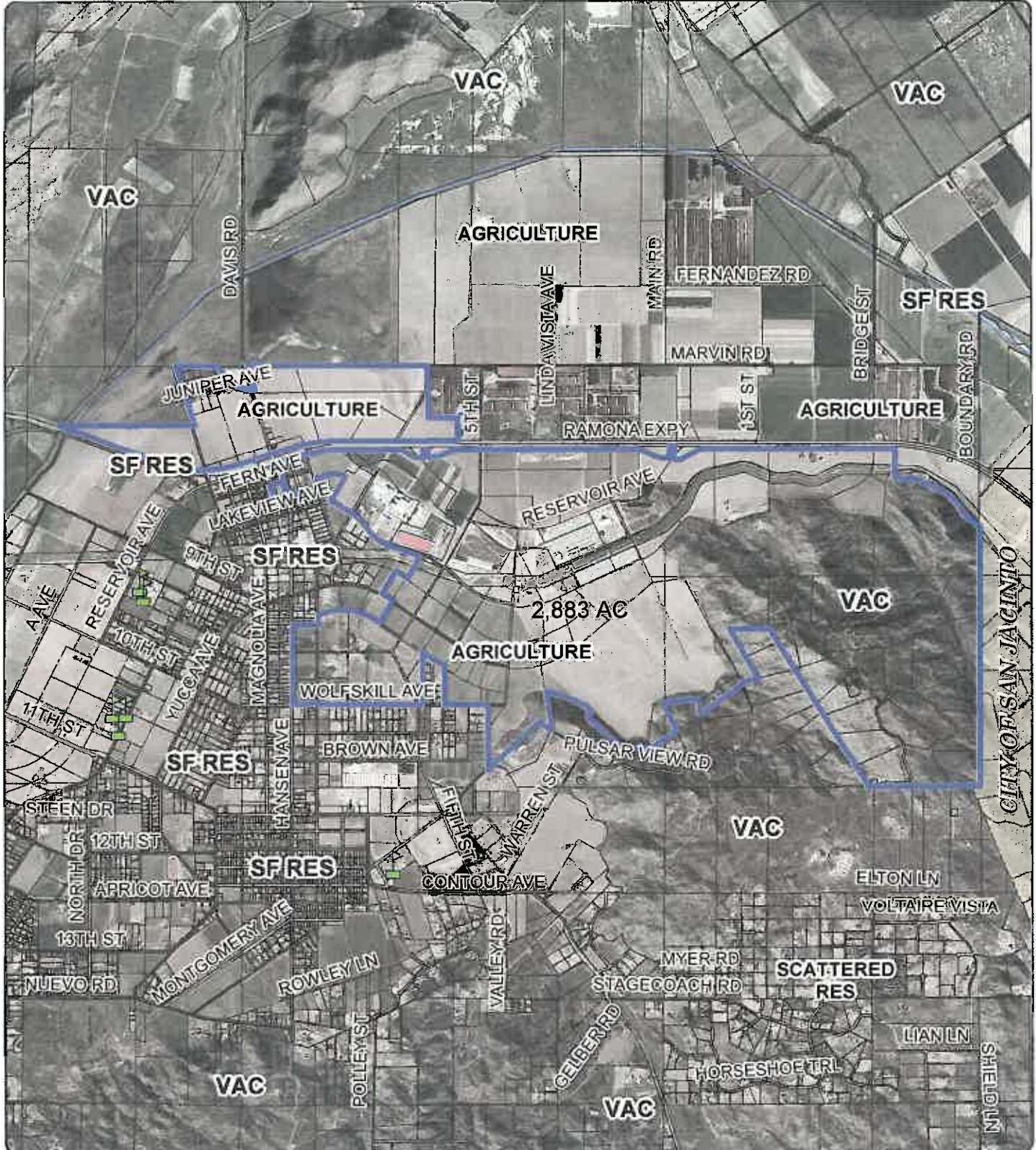
RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07055 GPA00720 GPA00721 SP00342 DA00073

Supervisor: Ashley  
District 5

Date Drawn: 08/04/2017

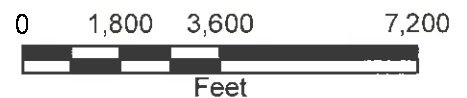
LAND USE

Exhibit 1



Zoning Area: Lakeview & Hemet/San Jacinto

Author: Vinnie Nguyen



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SECTION A. COMMUNITY OVERVIEW  
EXHIBIT A.1 - PROJECT LOCATION MAP





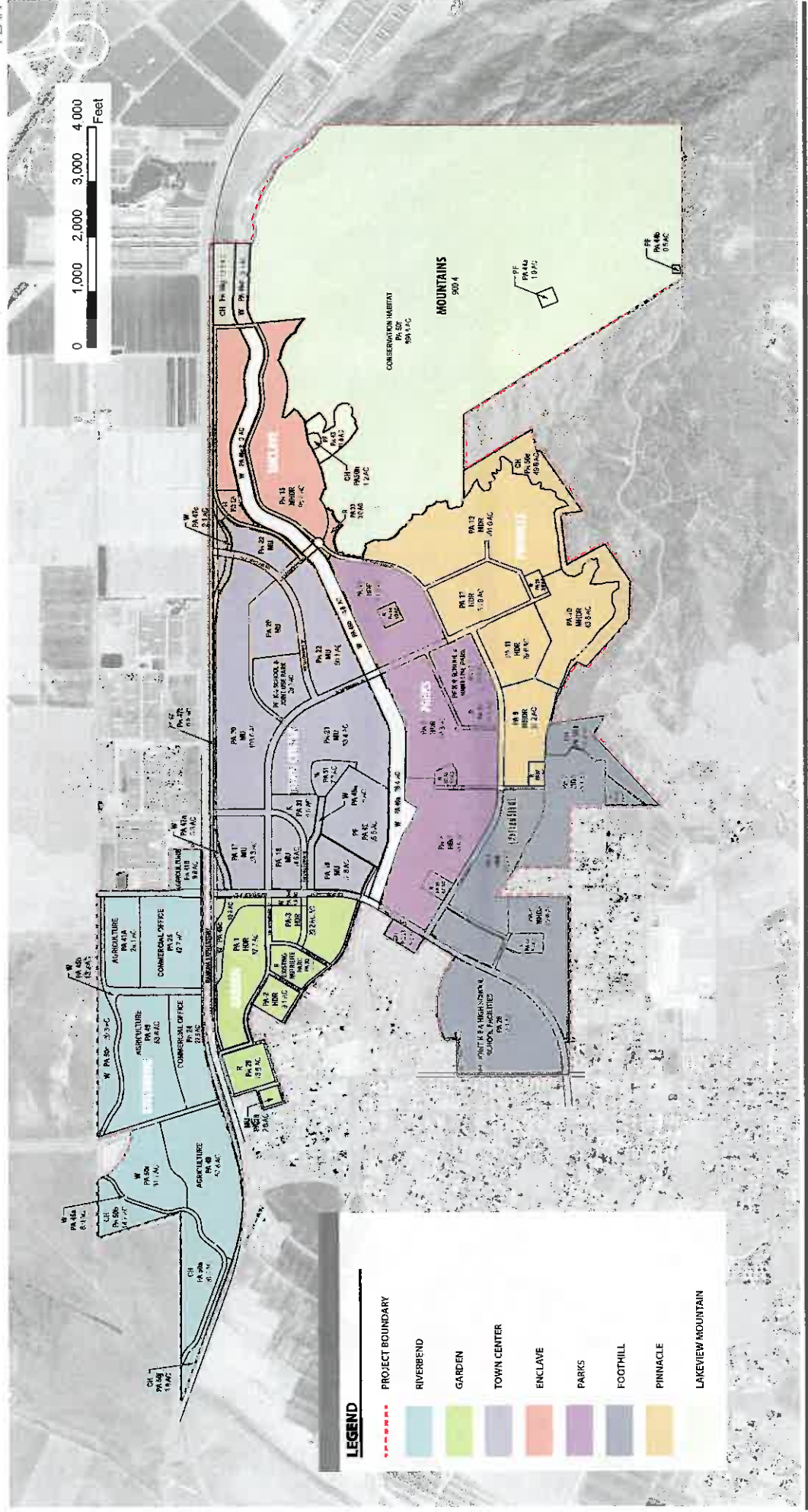
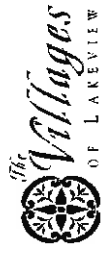
**Table B.1.1 – Land Use Summary**

Land Use Designation	Land Use Designation	Density Range	Gross Acres	Target Dwelling Units/Square Footage	% of Total Acres
<b>Residential</b>					
Medium Density Residential	MDR	2 to 5	141	660 DU	5%
Medium High Density Residential	MHDR	5 to 8	214	1,540 DU	7%
High Density Residential	HDR	8 to 14	385	3,750 DU	13%
<b>Mixed Use</b>					
Mixed Use	MU	8 to 40	280	2,775 DU/555,000 SQFT	10%
<b>Commercial</b>					
Commercial Office	CO	-	71	825,000 SQFT	2%
<b>Agriculture</b>					
Agriculture	AG	-	145	-	5%
<b>Open Space and Recreation</b>					
Recreation	OS-R	-	79	-	3%
Conservation Habitat	OS-CH	-	1,030	-	36%
<b>Public Facilities</b>					
Schools	PF-schools	-	114	-	4%
Public Facilities - MWD/EMWD	PF	-	50	-	2%
Water-aqueduct	W	-	81	-	3%
Water-drainage	W-drainage	-	110	-	4%
Circulation	-	-	183	-	6%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>2,883</b>	<b>8,725 DU/1,380,000 SQFT</b>	<b>100%</b>

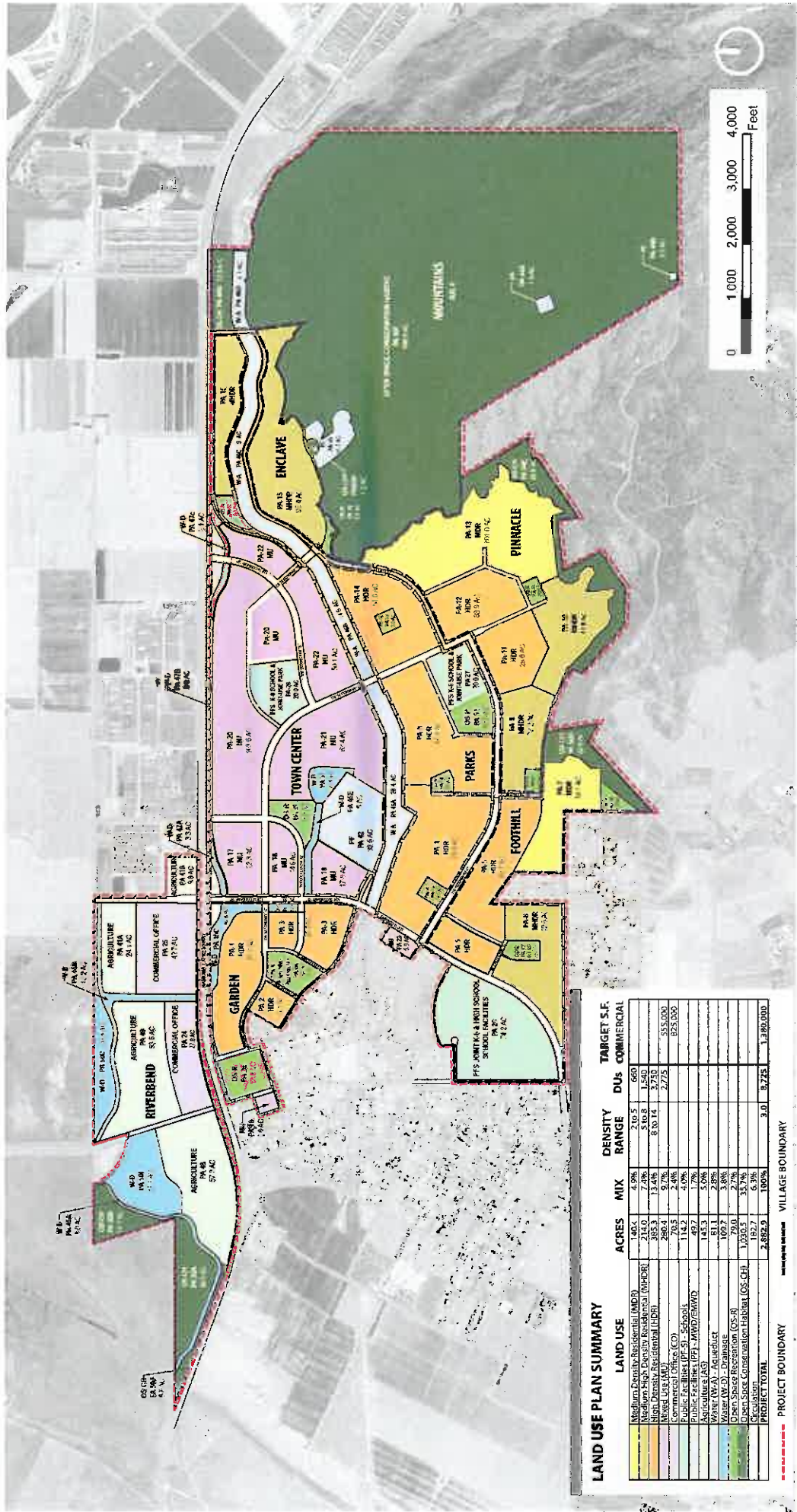
The Project will provide upgrades to the regional infrastructure including:

1. Upgrades to the existing road network
2. New circulation improvements
3. New sanitary sewer services
4. New flood control facilities, which will remove existing residences from the floodplain
5. Increased fire protection with the installation of new water storage tanks
6. A new water quality basin to improve the quality of stormwater runoff, thus enhancing the San Jacinto River and Wildlife Area

SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 1. LAND USE PLAN  
 EXHIBIT B.1.4 - VILLAGE ORGANIZATION  
 PLAN



SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 1. LANDUSE PLAN  
 EXHIBIT B.1.5- Conceptual Land Use Diagram



**LAND USE PLAN SUMMARY**

LAND USE	ACRES	MIX	DENSITY RANGE	DUS	TARGET S.F.
Medium Density Residential (MDR)	140.5	4.9%	2 to 5	660	
Medium High Density Residential (MHR)	245.0	7.6%	5 to 10	3,750	
High Density Residential (HDR)	288.4	9.7%	8 to 14	2,725	
Commercial Office (CO)	70.5	2.4%		825,000	
Public Facilities (PF-S) - Schools	114.2	4.0%			
Public Facilities (PF-L) - MWD/EMWD	49.7	1.7%			
Water (W-S) - Sewer/Water	81.3	2.8%			
Water (W-D) - Drainage	109.2	3.8%			
Open Space Recreation (OS-R)	29.0	2.7%			
Open Space Conservation Habitat (OS-CH)	1,050.5	35.9%			
Grassland	89.7	6.3%			
<b>PROJECT TOTAL</b>	<b>2,888.3</b>	<b>100%</b>	<b>3.0</b>	<b>9,725</b>	<b>1,280,000</b>

--- PROJECT BOUNDARY  
 --- VILLAGE BOUNDARY



**SECTION B. PROJECT-WIDE DEVELOPMENT  
PLANS AND STANDARDS  
1. LAND USE PLAN**

**Table B.1.2, Detailed Land Use Summary by Planning Area**

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
<b>River Bend Village</b>								
24	River Bend	Commercial Office	CO	-	-	28	-	325,000
25	River Bend	Commercial Office	CO	-	-	43	-	500,000
41A	River Bend	Agriculture	AG	-	-	24	-	-
41B	River Bend	Agriculture	AG	-	-	10	-	-
45A	River Bend	Water - Drainage	W-D	-	-	8	-	-
45B	River Bend	Water - Drainage	W-D	-	-	13	-	-
48	River Bend	Agriculture	AG	-	-	58	-	-
49	River Bend	Agriculture	AG	-	-	54	-	-
50A	River Bend	Conservation Habitat	OS-CH	-	-	27	-	-
50B	River Bend	Conservation Habitat	OS-CH	-	-	15	-	-
50C	River Bend	Water-Drainage	W-D	-	-	20	-	-
50I	River Bend	Water - Drainage	W-D	-	-	31	-	-
50J	River Bend	Conservation Habitat	OS-CH	-	-	6	-	-
<b>Town Center Village</b>								
17	Town Center	Mixed Use	MU	8	40	23	-	200,000
18	Town Center	Mixed Use	MU	8	40	15	200	-
19	Town Center	Mixed Use	MU	8	40	18	215	-
20	Town Center	Mixed Use	MU	8	40	104	900	355,000
21	Town Center	Mixed Use	MU	8	40	63	800	-
22	Town Center	Mixed Use	MU	8	40	50	600	-
28	Town Center	Public Facility - K-8 school and joint use park	PF-S	-	-	20	-	-
31	Town Center	Recreation	OS-R	-	-	9	-	-
45E	Town Center	Water - Drainage	W-D	-	-	5	-	-
47A	Town Center	Water - Drainage	W-D	-	-	3	-	-
47B	Town Center	Water - Drainage	W-D	-	-	7	-	-
47C	Town Center	Water - Drainage	W-D	-	-	2	-	-
51	Town Center	Water - Drainage	W-D	-	-	7	-	-



SECTION B. PROJECT-WIDE DEVELOPMENT  
PLANS AND STANDARDS  
1. LAND USE PLAN

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
<b>Parks Village</b>								
4	Parks	High Density Residential	HDR	8	14	71	700	-
8	Parks	High Density Residential	HDR	8	14	60	650	-
14	Parks	High Density Residential	HDR	8	14	51	555	-
23	Parks	Mixed Use	MU	8	40	5	40	-
27	Parks	Public Facility - K-8 school and joint use park	PF-S	-	-	20	-	-
34	Parks	Recreation	OS-R	-	-	3	-	-
38	Parks	Recreation	OS-R	-	-	3	-	-
39	Parks	Recreation	OS-R	-	-	4	-	-
52	Parks	Recreation	OS-R	-	-	11	-	-
<b>Garden Village</b>								
1	Garden	High Density Residential	HDR	8	14	38	340	-
2	Garden	High Density Residential	HDR	8	14	9	90	-
3	Garden	High Density Residential	HDR	8	14	29	255	-
16	Garden	Mixed Use	MU	8	40	3	20	-
29	Garden	Recreation	OS-R	-	-	14	-	-
30	Garden	Recreation	OS-R	-	-	12	-	-
45C	Garden	Water - Drainage	W-D	-	-	11	-	-
45D	Garden	Water - Drainage	W-D	-	-	2	-	-
<b>Foothill Village</b>								
5	Foothill	High Density Residential	HDR	8	14	64	580	-
6	Foothill	Medium High Density Residential	MHDR	5	8	43	285	-
7	Foothill	Medium Density Residential	MDR	2	5	40	175	-
26	Foothill	Public Facility- Joint K-8 and High School	PF-S	-	-	74	-	-
36	Foothill	Recreation	OS-R	-	-	5	-	-



SECTION B. PROJECT-WIDE DEVELOPMENT  
PLANS AND STANDARDS  
1. LAND USE PLAN

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
40	Foothill	Recreation	OS-R	-	-	5	-	-
50D	Foothill	Conservation Habitat	OS-CH	-	-	21	-	-
<b>Enclave Village</b>								
15	Enclave	Medium High Density Residential	MHDR	5	8	95	775	-
32	Enclave	Recreation	OS-R	-	-	5	-	-
33	Enclave	Recreation	OS-R	-	-	3	-	-
<b>Pinnacle Village</b>								
9	Pinnacle	Medium High Density Residential	MHDR	5	8	32	195	-
10	Pinnacle	Medium High Density Residential	MHDR	5	8	44	285	-
11	Pinnacle	High Density Residential	HDR	8	14	30	265	-
12	Pinnacle	High Density Residential	HDR	8	14	34	315	-
13	Pinnacle	Medium Density Residential	MDR	2	5	100	485	-
35	Pinnacle	Recreation	OS-R	-	-	3	-	-
37	Pinnacle	Recreation	OS-R	-	-	3	-	-
50E	Pinnacle	Conservation Habitat	OS-CH	-	-	50	-	-
<b>Lakeview Mountains</b>								
43	Lakeview Mountains	Public Facility	PF	-	-	12	-	-
44A	Lakeview Mountains	Public Facility	PF	-	-	2	-	-
44B	Lakeview Mountains	Public Facility	PF	-	-	1	-	-
50F	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	899	-	-
50G	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	13	-	-
50H	Lakeview Mountains	Conservation Habitat	OS-CH	-	-	1	-	-
<b>Other - MWD Property</b>								
42	Other	Public Facility	PF	-	-	36	-	-
46A	Other	Water - Aqueduct	W	-	-	28	-	-

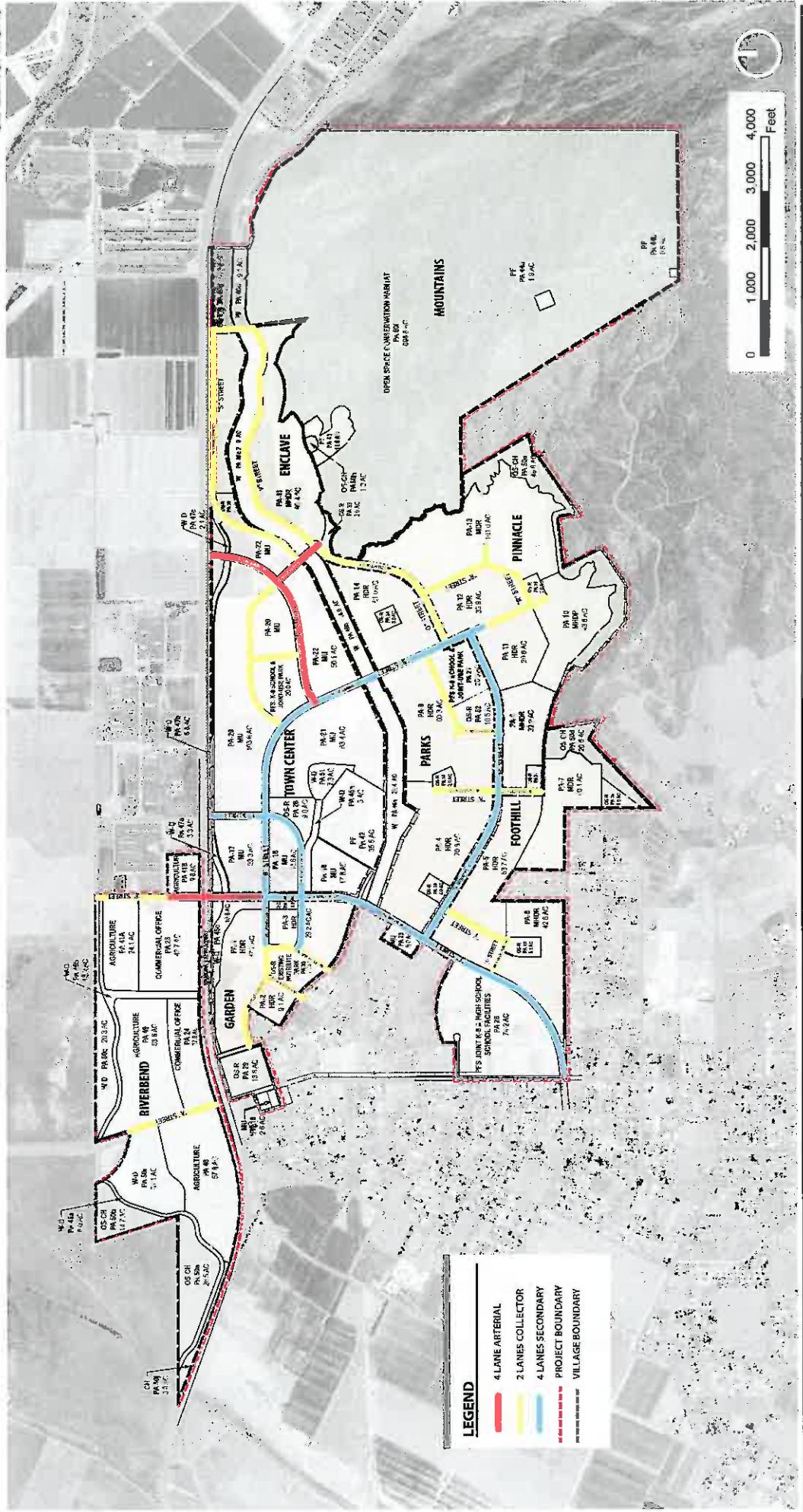




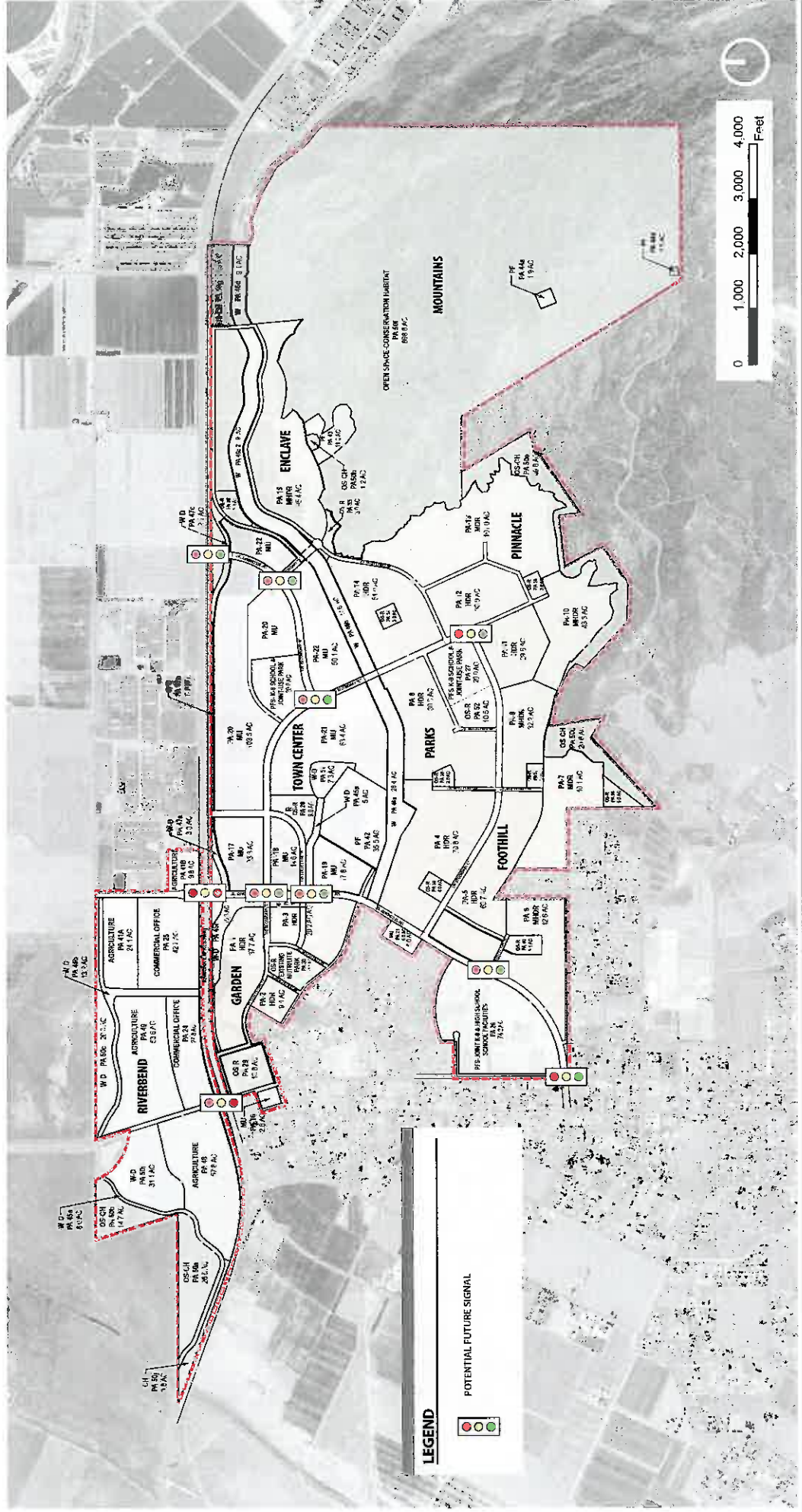
**SECTION B. PROJECT-WIDE DEVELOPMENT  
PLANS AND STANDARDS  
1. LAND USE PLAN**

PA #	Village	Land Use Designation	Land Use Designation	Density Range		Gross Acres	Target DU	Target Commercial SF
46B	Other	Water - Aqueduct	W	-	-	15	-	-
46C	Other	Water - Aqueduct	W	-	-	29	-	-
46D	Other	Water - Aqueduct	W	-	-	9	-	-
ROW/CIRCULATION						183	-	-
						<b>2883</b>	<b>8,725</b>	<b>1,380,000</b>

SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 2. CIRCULATION PLAN  
 EXHIBIT B.2.6B - PROPOSED ROADWAY  
 CLASSIFICATIONS



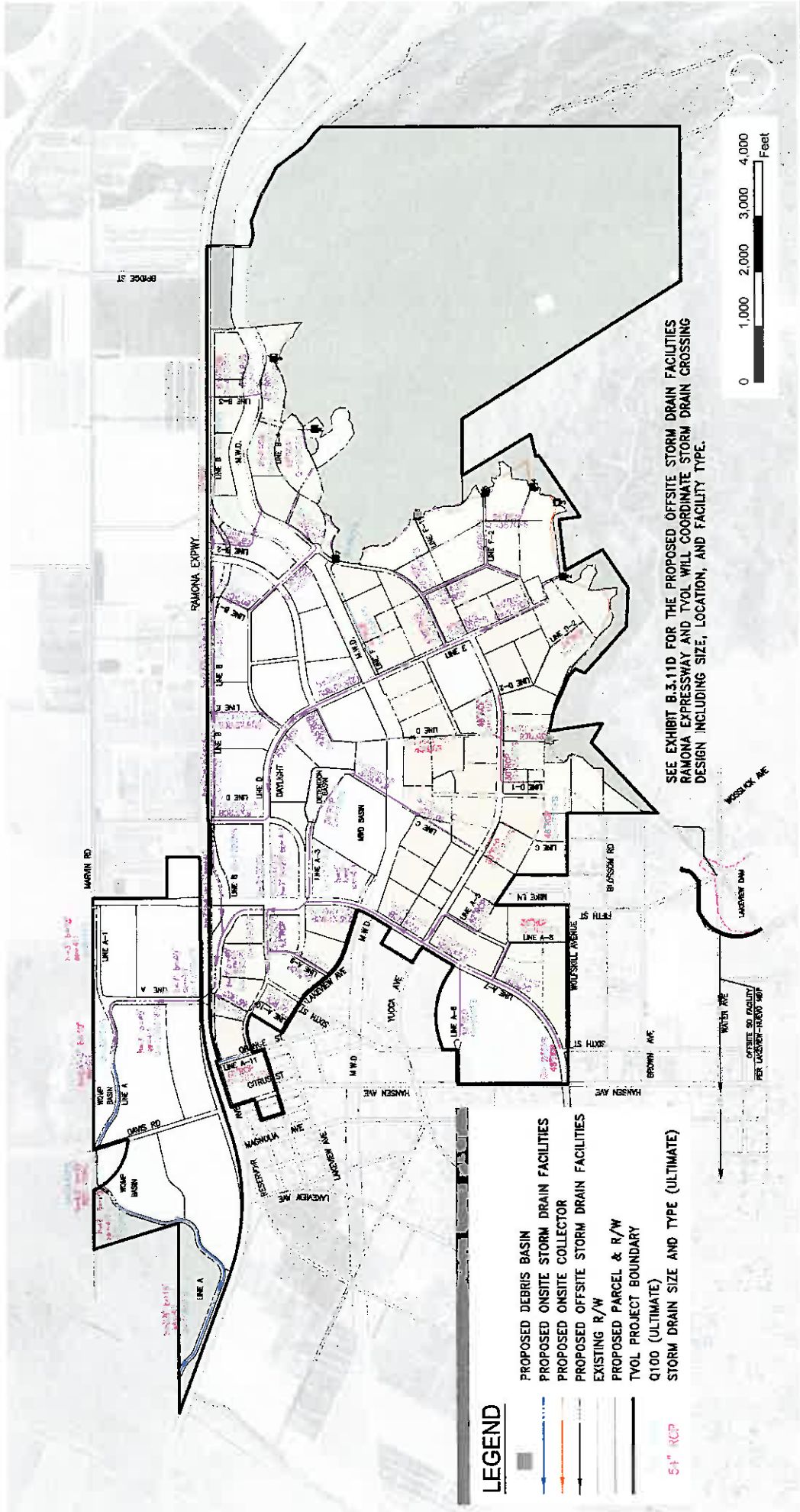
SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 2. CIRCULATION PLAN  
 EXHIBIT B.2.9B- Potential Future Signalized Intersections



**LEGEND**

POTENTIAL FUTURE SIGNAL

SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 3. DRAINAGE PLAN  
 EXHIBIT B.3.11C - Master Plan of Drainage (On-Site)

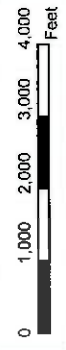


SEE EXHIBIT B.3.11D FOR THE PROPOSED OFFSITE STORM DRAIN FACILITIES  
 RAMONA EXPRESSWAY AND TYOL WILL COORDINATE STORM DRAIN CROSSING  
 DESIGN INCLUDING SIZE, LOCATION, AND FACILITY TYPE.

**LEGEND**

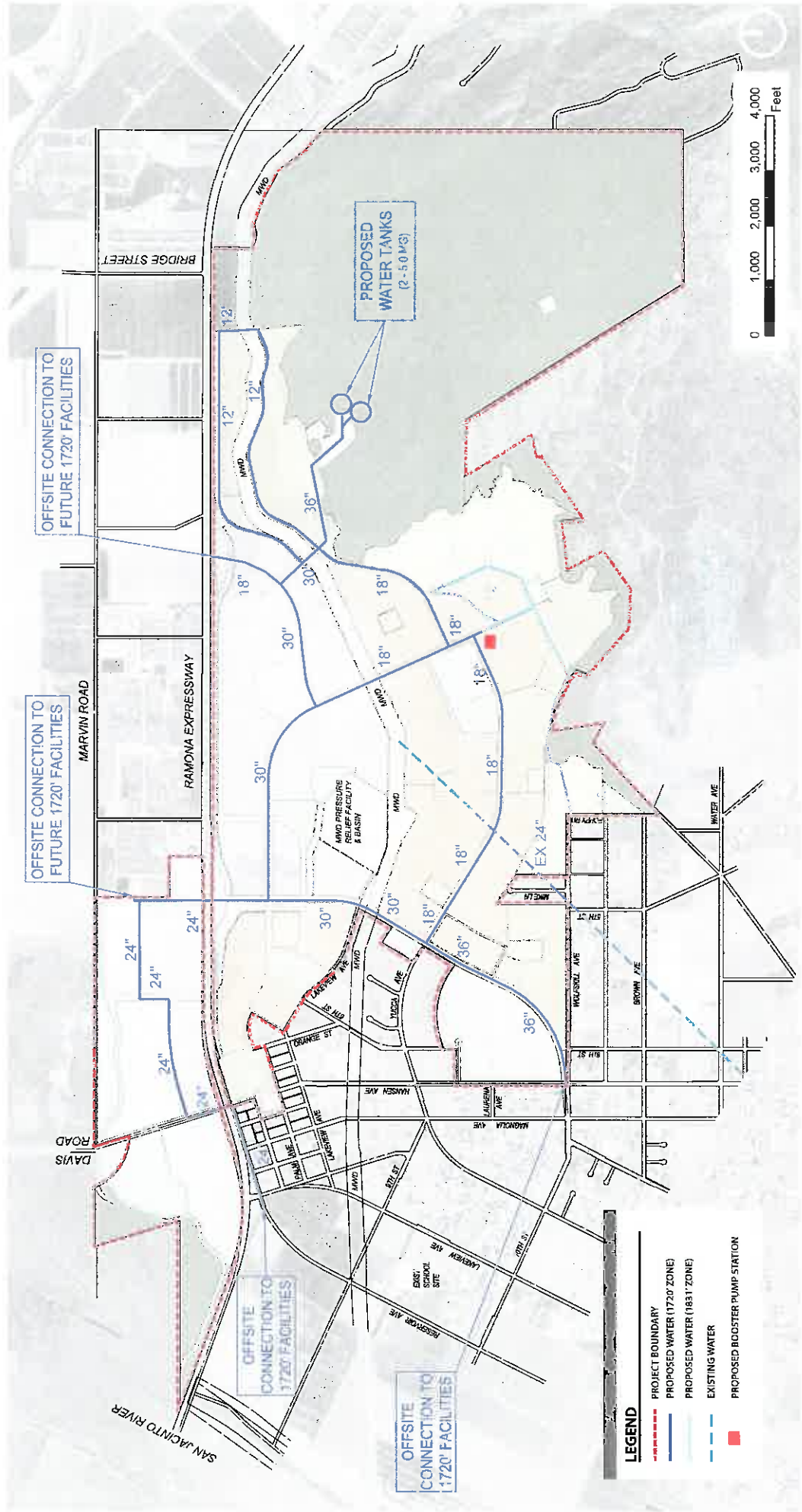
- PROPOSED DEBRIS BASIN
- PROPOSED ONSITE STORM DRAIN FACILITIES
- PROPOSED ONSITE STORM COLLECTOR
- PROPOSED OFFSITE STORM DRAIN FACILITIES
- EXISTING R/W
- PROPOSED PARCEL & R/W
- TYOL PROJECT BOUNDARY
- Q100 (ULTIMATE)
- STORM DRAIN SIZE AND TYPE (ULTIMATE)

5' x 8' RCP

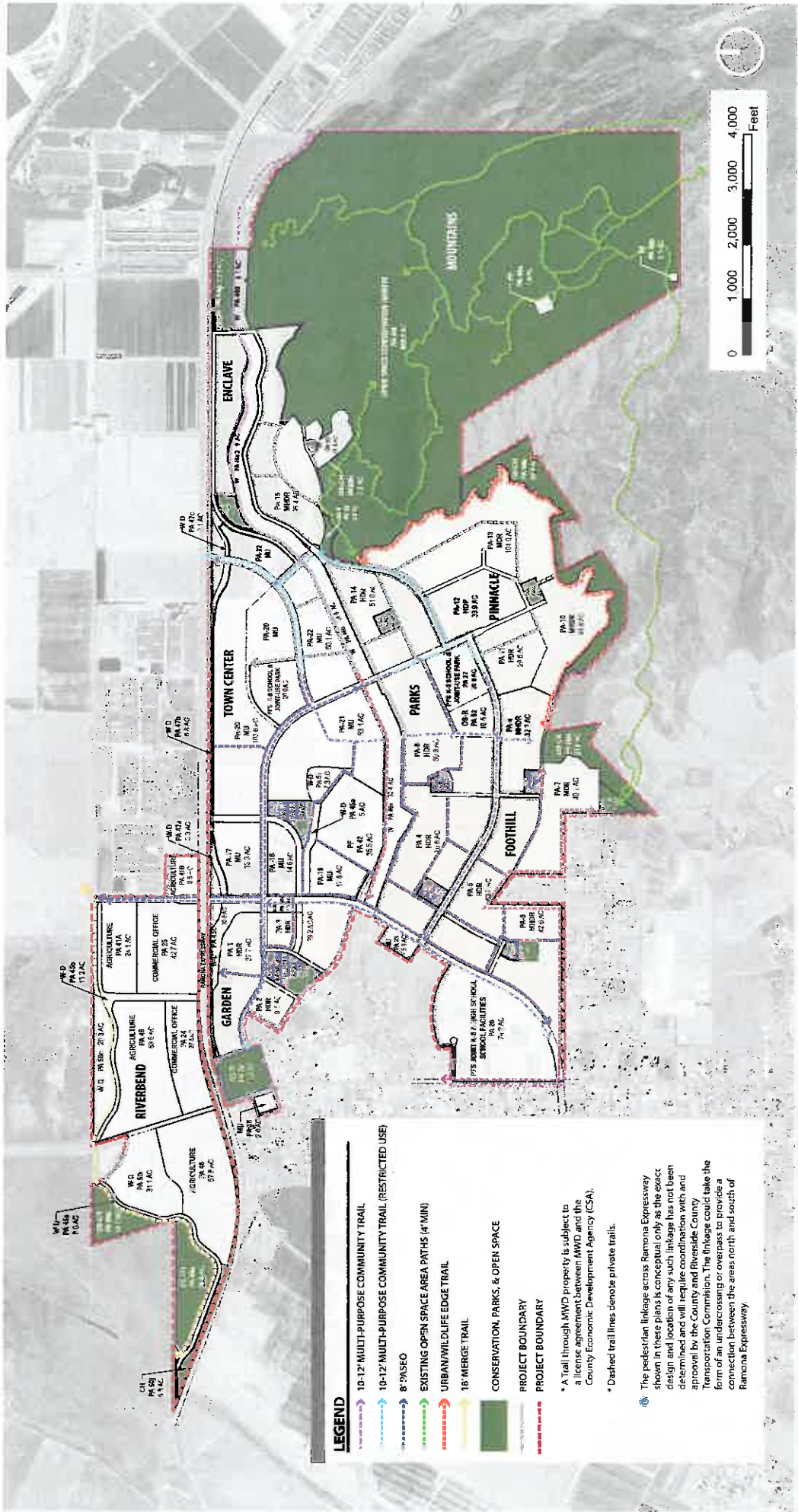




SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 5. SEWER AND WATER PLAN  
 EXHIBIT B.5.14A- Master Plan of Water (On-Site)



**SECTION B. PROJECT-WIDE DEVELOPMENT  
PLAN STANDARDS  
8. OPEN SPACE, CONSERVATION, AND RECREATION PLAN  
B.8.188- TRAILS PLAN**



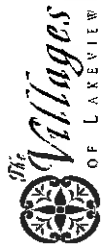
**LEGEND**

- 10-12' MULTI-PURPOSE COMMUNITY TRAIL
- 10-12' MULTI-PURPOSE COMMUNITY TRAIL (RESTRICTED USE)
- 8' 9" USEO
- EXISTING OPEN SPACE AREA PATHS (4' MIN)
- URBAN/WILDLIFE EDGE TRAIL
- 18' MERGE TRAIL
- CONSERVATION, PARKS & OPEN SPACE
- PROJECT BOUNDARY
- PROJECT BOUNDARY

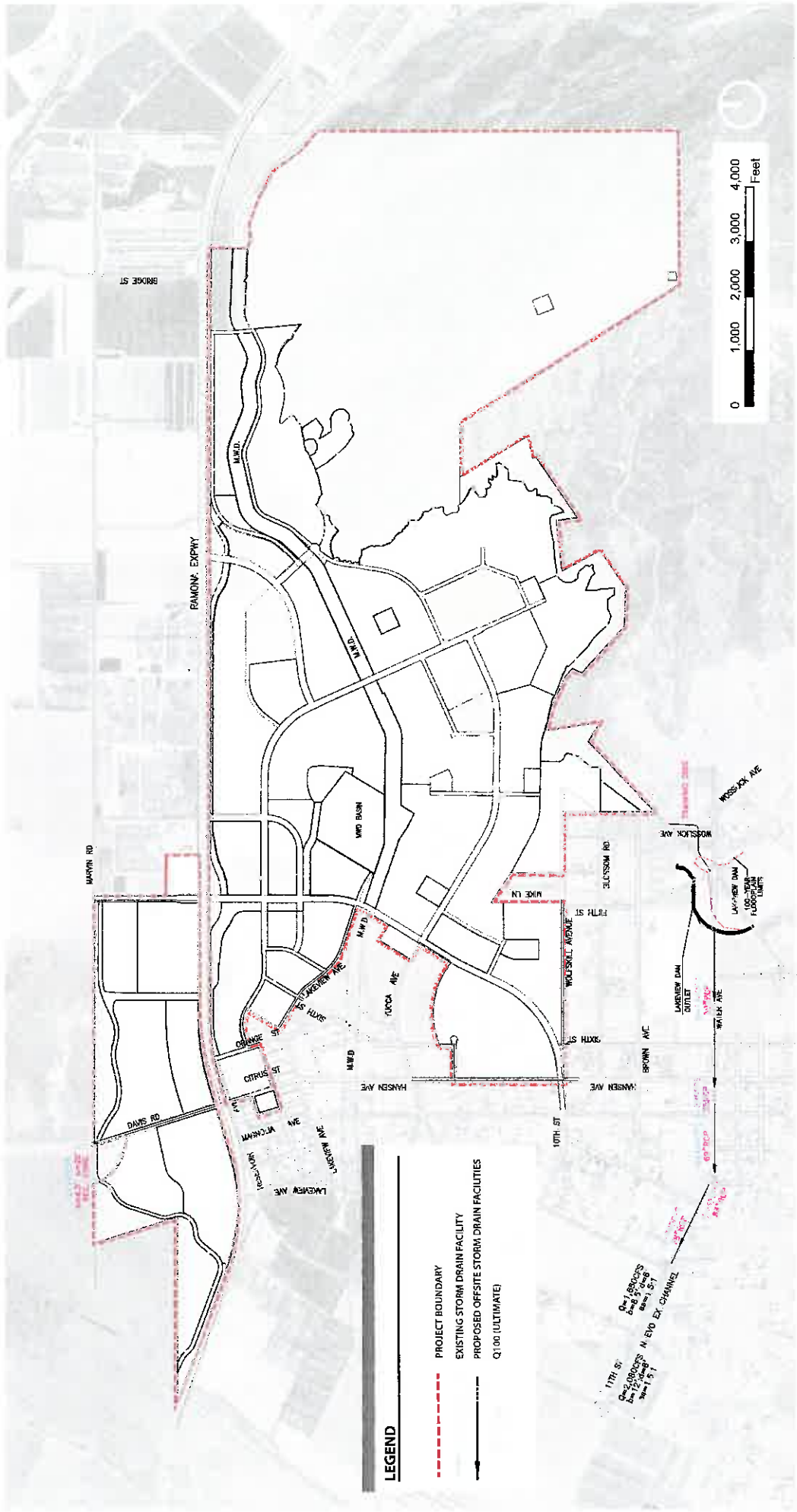
\* A trail through MWD property is subject to a license agreement between MWD and the County Economic Development Agency (CEA).

\* Dashed trail lines denote private trails.

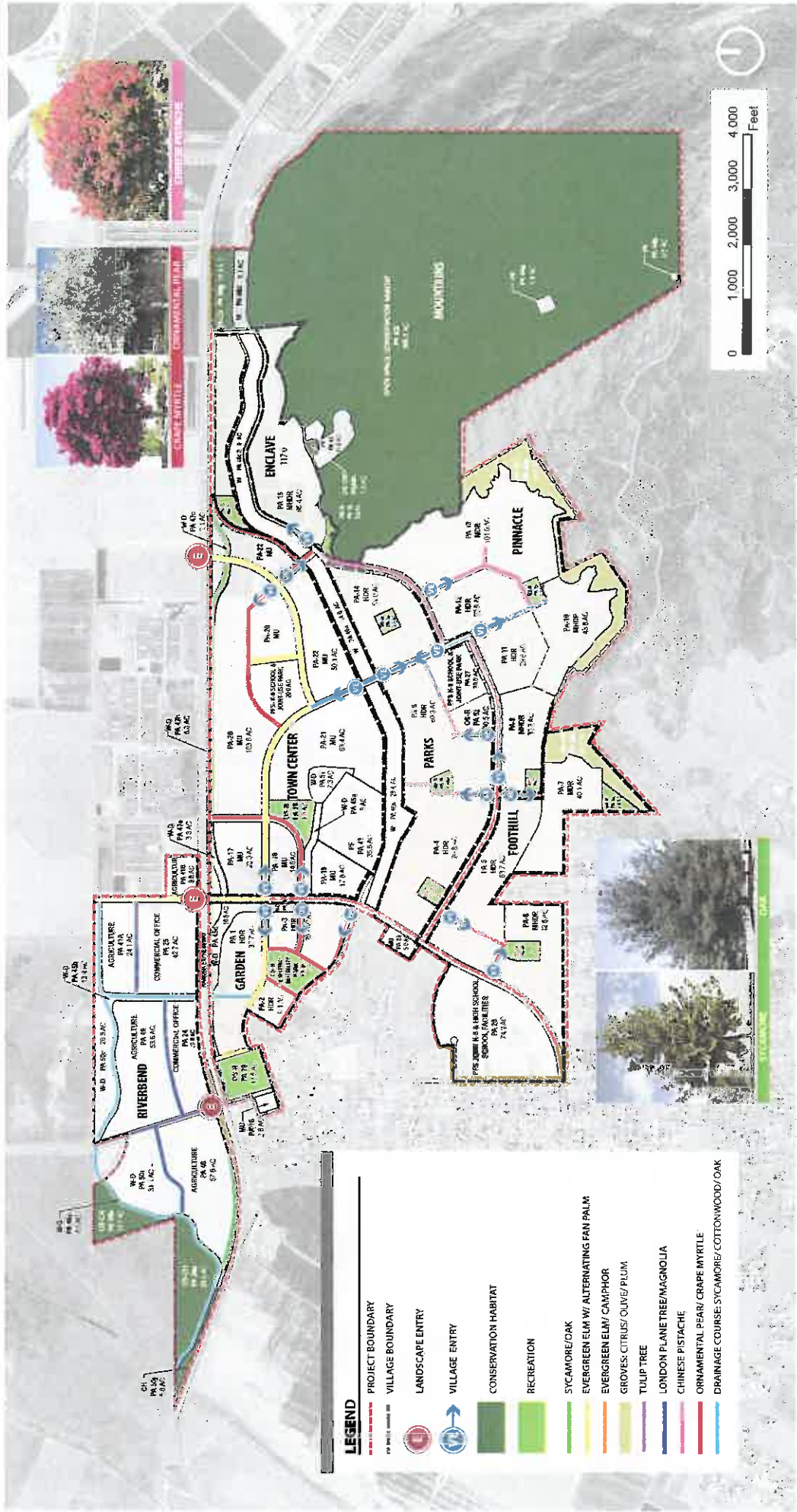
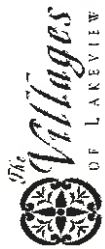
The pedestrian linkage across Ramona Expressway shown in these plans is conceptual only as the exact design and location of any such linkage has not been determined and will require coordination with and approval by the County and Riverside County Transportation Commission. The linkage could take the form of an undercrossing or overpass to provide a connection between the areas north and south of Ramona Expressway.



SECTION B. PROJECT-WIDE DEVELOPMENT  
PLAN STANDARDS  
3. DRAINAGE PLAN  
EXHIBIT B.3.11D - Master Plan of Drainage (Off-Site)



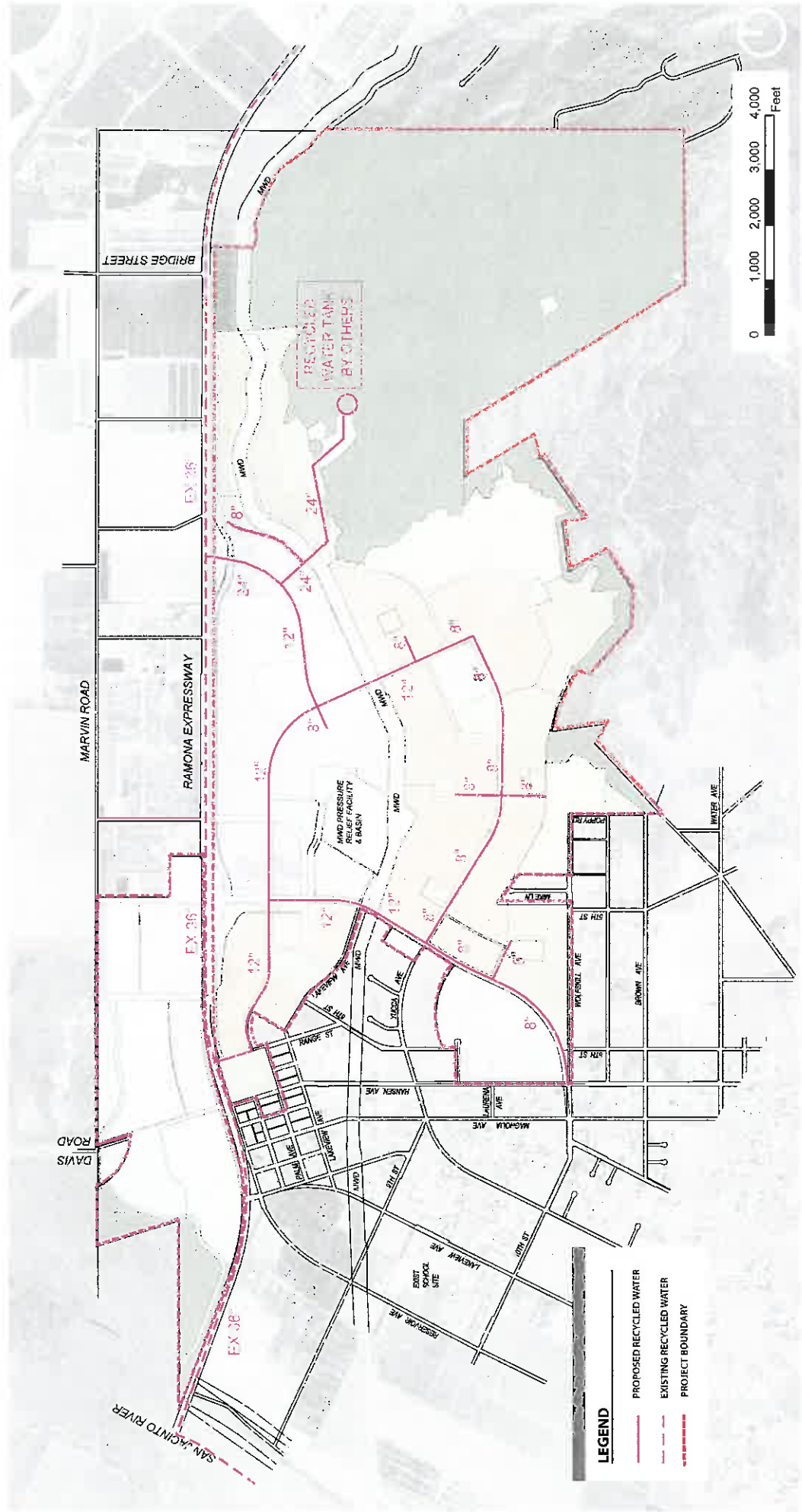
SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 4. LANDSCAPING PLAN  
 B.4.13A- CONCEPTUAL LANDSCAPE PLAN

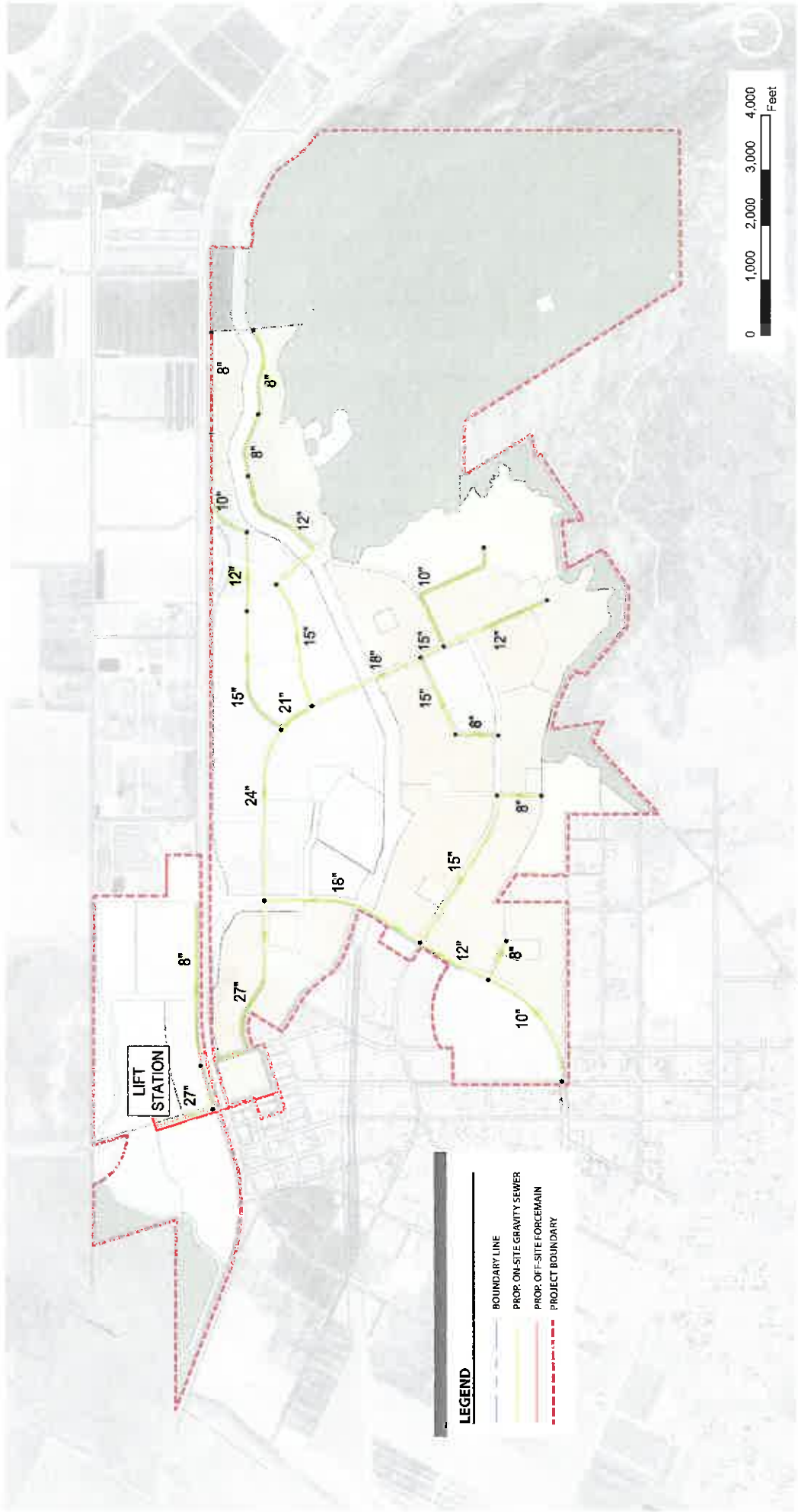






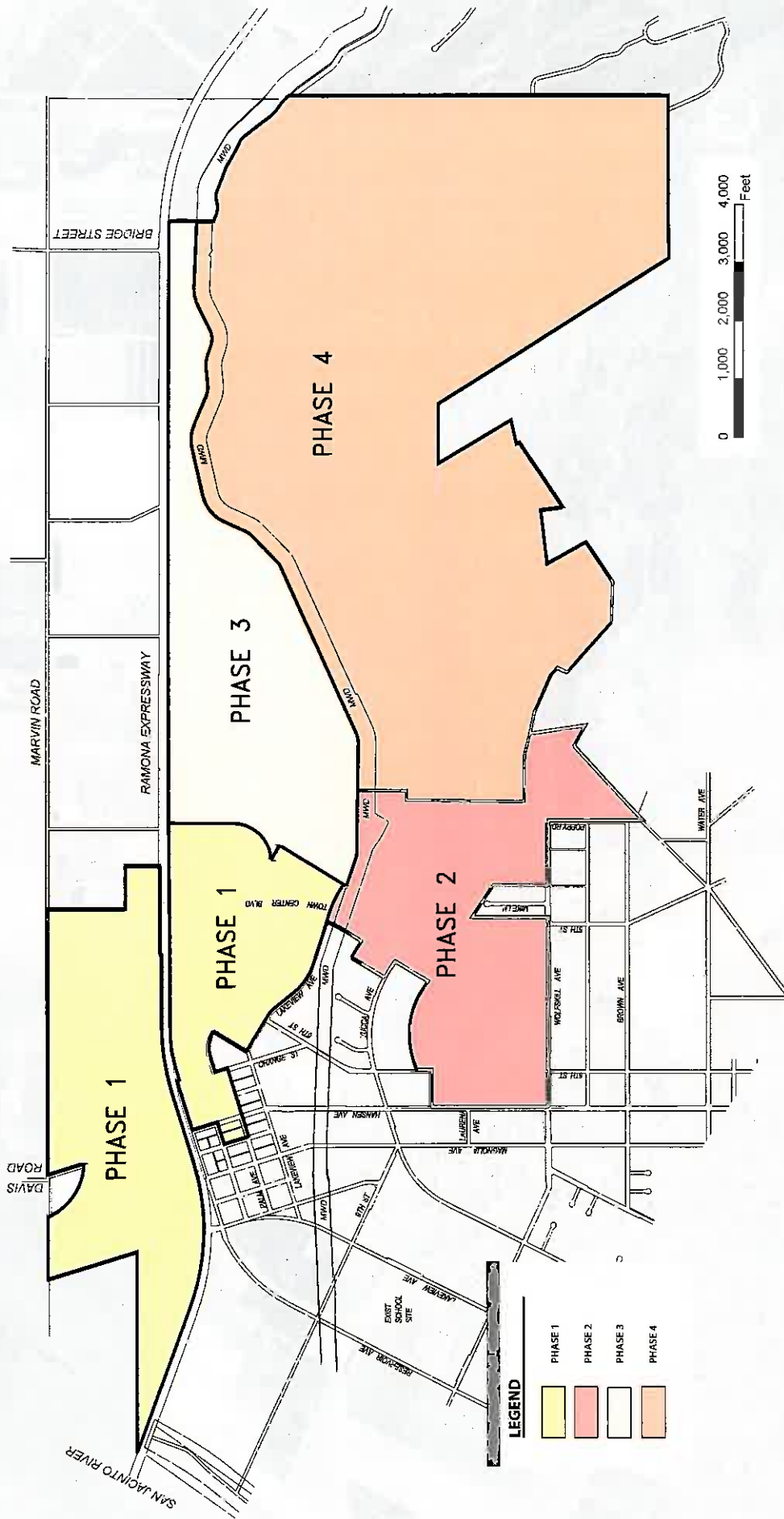
SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 5. SEWER AND WATER PLAN  
 EXHIBIT B.5.14B- Master Plan of Water (Recycled)



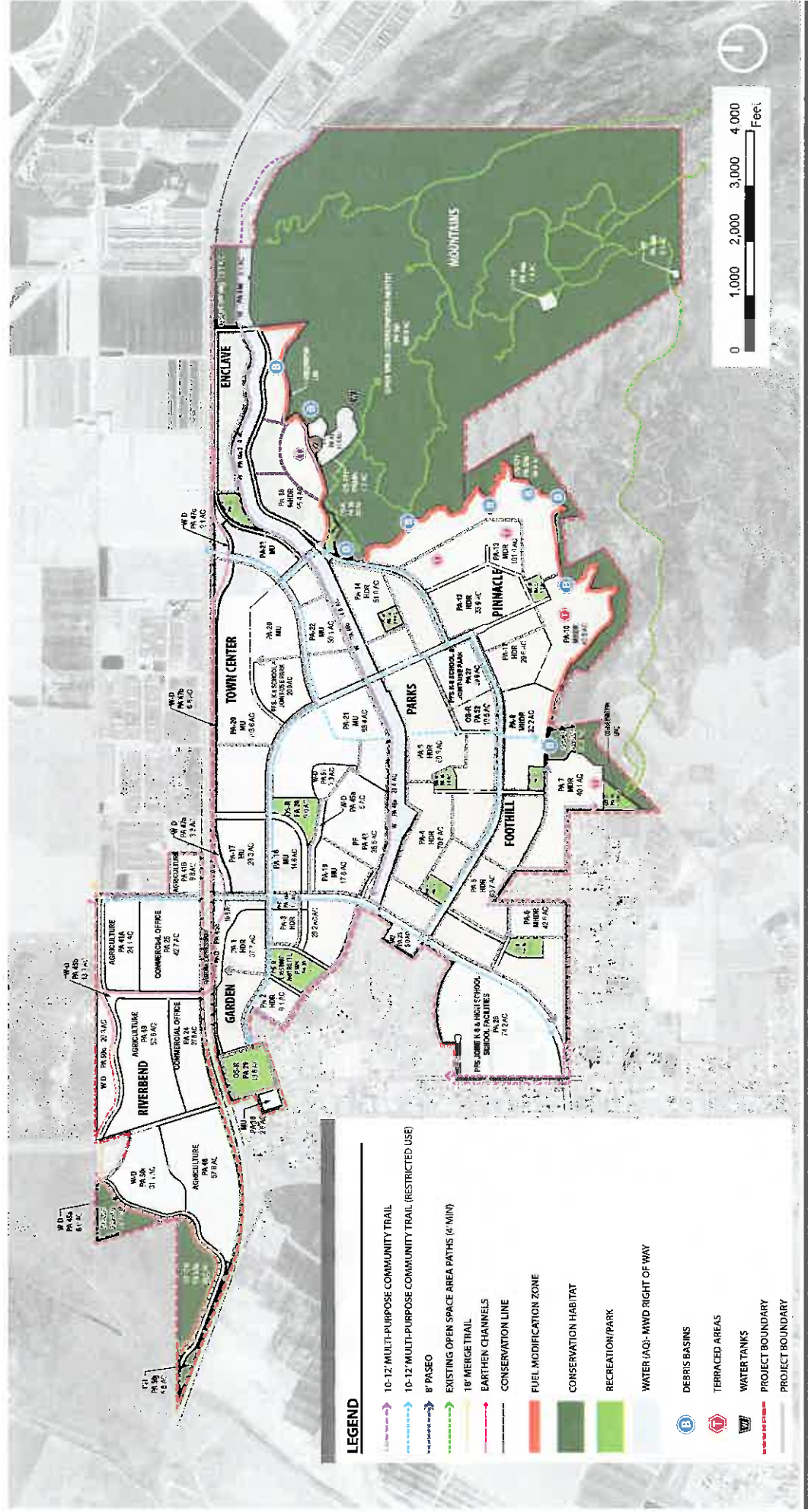




SECTION B. PROJECT-WIDE DEVELOPMENT  
 PLAN STANDARDS  
 6. PUBLIC FACILITIES AND PHASING REQUIREMENTS  
 EXHIBIT B.6.16- Conceptual Phasing Plan

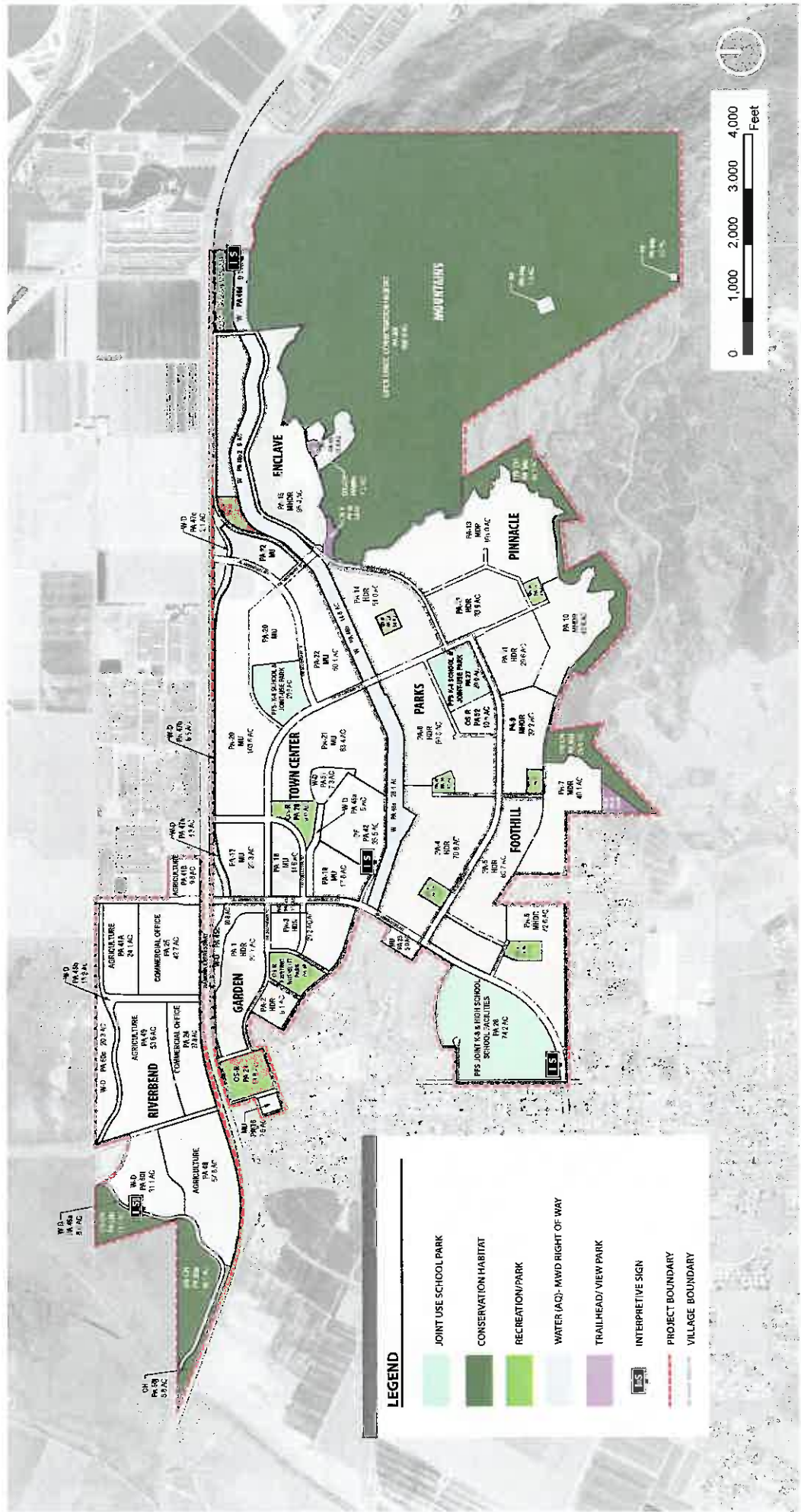
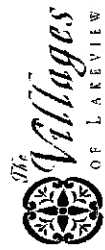


**SECTION B. PROJECT-WIDE DEVELOPMENT  
PLAN STANDARDS**  
8. OPEN SPACE, CONSERVATION, AND RECREATION PLAN  
B.8.18A- CONCEPTUAL OPEN SPACE & PARKS PLAN



- LEGEND**
- 10-12' MULTI-PURPOSE COMMUNITY TRAIL
  - 10-12' MULTI-PURPOSE COMMUNITY TRAIL (RESTRICTED USE)
  - 8' PASEO
  - EXISTING OPEN SPACE AREA PATHS (4'MIN)
  - 18" MERGE TRAIL
  - EARTHEN CHANNELS
  - CONSERVATION LINE
  - FUEL MODIFICATION ZONE
  - CONSERVATION HABITAT
  - RECREATION PARK
  - WATER (AQ)-MWD RIGHT OF WAY
  - DEBRIS BASINS
  - TERRACED AREAS
  - WATER TANKS
  - PROJECT BOUNDARY
  - PROJECT BOUNDARY

**SECTION B. PROJECT-WIDE DEVELOPMENT  
PLAN STANDARDS**  
8. OPEN SPACE, CONSERVATION, AND RECREATION PLAN  
B.8.18C- CONCEPTUAL PARKS PLAN



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1. SP - Hold Harmless --(1)

RECOMMND

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

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

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

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

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

10. EVERY. 2 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 342 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 342, Alternative 7, dated July 2017.

SPECIFIC PLAN Case #: SP00342

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10. GENERAL CONDITIONS

10. EVERY. 2 SP - Definitions (cont.)

RECOMMND

~~CHANGE OF ZONE~~ Change of Zone No. 7055.

GPA = Comprehensive General Plan Amendment No. 720, Land Use, 721 Circulation.

DA = Development Agreement No. 73.

EIR = Environmental Impact Report No. 471.

VILLAGE or VILLAGES = A SPECIFIC PLAN's Planning District or large planning area. The intent of the VILLAGE is to break down a very large Specific Plan into manageable sections or pieces. Each VILLAGE should be about the size of a traditional Specific Plan.

VILLAGE REFINEMENT PLAN = a substantial conformance to the SPECIFIC PLAN Design Guideline Document is to be submitted separately for each VILLAGE within the SPECIFIC PLAN. The VILLAGE REFINEMENT PLAN and/or the Conditions of Approval may address features that are specific to an individual VILLAGE and may not affect the entire SPECIFIC PLAN.

TOTAL DWELLING UNIT TRACKING MATRIX = A chart for purposes of tracking the total build out of the SPECIFIC PLAN maintained by TLMA Counter Services Divison. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan.

BUILDING PERMITS = the number of dwelling units constructed within an implementing project. Any condition of approval that uses the term "building permit" to trigger an event or to cause another action to take place shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 342 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

RECOMMND

2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each VILLAGE in both graphical and narrative formats.
8. The sample VILLAGE REFINEMENT PLAN for the Resort VILLAGE.

b. Final Environmental Impact Report No. 471 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements

RECOMMND

The development of the property shall be in accordance with the mandatory requirements of Planning Department Standard Operating Procedures and all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of



10/10/17  
13:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Limits of SP DOCUMENT (cont.) RECOMMND

the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards. The project shall conform to all standard operating procedures of the Planning Department.

BS GRADE DEPARTMENT

10. BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10. BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10. BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10. E HEALTH. 2 SP - 342 GENERAL COMMENTS RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan and offers the following comments:

1) The specific plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures. The purveyor in the area is Eastern Municipal Water District (EMWD). DEH will require the water and sewer availability will serve letters at the time the applicants make a submittal to the Planning Department for the issuance of a SAN53. It is the responsibility of the developer to ensure that all requirements associated with obtaining EMWD water and sewer are met.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                    SP - 342 GENERAL COMMENTS (cont.)                    RECOMMND

2)If any public food facility and/or public swimming pool are proposed, the developer shall contact the DEH District Environmental Services (DES) to obtain information regarding plan check permitting and requirements. Contact (951)358-5172 for additional details.

FIRE DEPARTMENT

10.FIRE. 1                        SP-#56-IMPACT MITIGATION                        RECOMMND

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 3                        SP-#95-HAZ FIRE AREA                        RECOMMND

A portion of the specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4                        SP-#71-ADVERSE IMPACTS                        RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the Development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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10. GENERAL CONDITIONS

10.FIRE. 5                      SP-#86-WATER MAINS                      RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 6                      SP-#96-BUILDING MATERIAL                      RECOMMND

All buildings shall be constructed with fire resistant construction material in accordance with the California Building Code.

10.FIRE. 7                      SP-#97-OPEN SPACE                      RECOMMND

Prior to approval of any development of lands adjacent to open space areas, a fire protection/vegetaion management (fuel modification) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements of the plan.

10.FIRE. 8                      SP-#85-FINAL FIRE REQUIRE                      RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9                      SP-#100-FIRE STATION                      RECOMMND

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy.

10.FIRE. 11                      SP-#47 SECONDARY ACCESS                      RECOMMND

The project shall provide an Alternate or Secondary Access in accordance with Riverside County Ordinance. Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained throughout any phasing.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 . SP:FLOOD HAZARD REPORT ALT 7

RECOMMND

May 2014

Specific Plan 342, Alternative Number 7, The Villages of Lakeview, proposes a mixed land use community of residential and commercial uses, parks, public facilities and open space on 2,883 acres. The site is located in the Lakeview area along the Ramona Expressway between the Lakeview Mountains to the south and the San Jacinto River to the north. The specific plan is tentatively divided into four development phases, each consisting of several planning areas. The Specific Plan is supported by EIR number 471.

EXISTING CONDITION

The topography of the Specific Plan is made up of the rugged foothills around Mt. Rudolph in the southeast and an alluvial plain over the rest of the site that gently slopes down to the San Jacinto River. At the northwest corner of the specific plan, a portion of Phase 1 is within the 100-year floodplain limits of the San Jacinto River as delineated on Community Panel No. 06065C1435G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency management Agency (FEMA). What is more, Phase 1 and the western edge of Phase 2 are within the Zone X floodplain limits shown on FIRM Panel 06065C 1435G caused by storm flows discharged from a large canyon that drains the Lakeview Mountains. Although Lakeview Dam intercepts stormwater from this canyon, stormwater discharged from the Dam's outlet, albeit at much lower flowrates, still impact the site. A dam inundation study has not been reviewed as a part of the Specific Plan and inundation limits may eventually affect the type of development allowed within these limits.

The rest of the alluvial plain receives runoff from the smaller canyons that drain Mt. Rudolph. Storm runoff from the canyons sheet flows across a wide swath of the project site towards Ramona Expressway. About fourteen culverts ranging in size from 24-inches to a pair of 72" x 45" squash pipes convey only the smallest, most frequent storm runoff across Ramona Expressway; larger storm flows would overtop the highway.

Portions of Phases 1, 2 and 3 are within the boundaries of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT ALT 7 (cont.)

RECOMMND

the Lakeview/Nuevo 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 the issuance of grading or building permits, whichever occurs first. Although the current fee for this ADP is \$2093 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

ULTIMATE CONDITION

The ultimate master drainage plan is proposed to include Lateral D of the District's Lakeview MDP. Line D is currently being designed for construction by the District. However, if the facility is not in place, the facility would be constructed to convey the outflow from the District's Lakeview Dam to the existing Nuevo Channel. In addition, a training dike, as proposed in the Lakeview MDP, would also be constructed to direct some tributary flows to Lakeview Dam. Storm flows from the other canyons would be collected into debris basins sited at the canyon mouths. A system of underground storm drains and open channels would convey the discharge from the debris basins and the onsite flows of Phases 3, 4 and the eastern half of Phase 2 due north to the Ramona Expressway. Storm flows from these areas would cross the Ramona Expressway in culverts at several separate locations. It is assumed that discharges from the storm drains would be spread out with a weir-type structure that would duplicate the natural drainage pattern and flow rate of the area. This duplication may prove problematic and the developer may have to construct offsite facilities to convey the flows to an adequate outlet (for example, past the existing dairy to the San Jacinto River).

Onsite flows from Phase 1 and 2 are conveyed by storm drains, open channels and a regional water quality basin to the northwest corner of the specific plan where they are discharged into the San Jacinto River floodplain.

A detention basin is depicted near Metropolitan Water

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT ALT 7 (cont.) (cont.) RECOMMND

District's property; if this property cannot be used due to proximity to MWD's facility, then the detention basin shall be relocated in Phase 2. Large amounts of Phase 2 and 3 project areas are planned to be diverted westerly to this basin. The basin's function is to reduce peak rates to compensate for the additional tributary area and flow. The outlet of the basin and the Line A system is also proposed to be used as an dry-weather emergency outlet for the MWD facilities. It is unclear at this time what agency would maintain the basin.

At the northwest corner, an adequate outlet for the proposed channel is provided. Conservation habitat is not proposed at the outlet area that would interfere with District maintenance.

An application for a Letter of Map Revision for a Portion of the San Jacinto River, dated January 2011, is being process through the City of Perris.

#### INTERIM IMPROVEMENTS

Given a development of this size and scope it is unrealistic to expect all of the elements in the master drainage plan to be constructed prior to issuance of the first building permit. Thus, a series of conceptual drainage plans that correspond to the development of the four phases is proposed. These plans necessarily include what we will call interim facilities; interim in that even though they may exist in the ground for many years, they will be eventually replaced with the ultimate improvements depicted in the master drainage plan. The interim drainage plans shall also consider protection of the existing Ramona Expressway and the Expressway improvements which will be phased in over the development of the project. For the protection of the existing Ramona Expressway, the project proposes to construct facilities meeting District design and maintenance standards. These facilities may include a series of interim detention ponds/sumps that would be sized to hold storm-flow from the 100-year and smaller events, such that the rate and concentration of water released across Ramona Expressway is kept below the existing natural flow condition. These interim basins would be constructed as needed when the upstream natural drainage pattern is modified by grading and development.

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT ALT 7.(cont.) (cont.) RECOMMND

The conceptual drainage plans for each phase are presented in Figures 5-1 through 5-4 of the TVOL drainage study. The size, type and alignment of the facilities will likely be modified as the result of specific development proposals. Facilities and basin designs shall be according to District standards in effect at the time of plan preparation. The District worked under the assumptions that each phase of the Specific Plan shall stand alone and shall construct the necessary drainage facilities required for the protection of the 100 year flow rate.

#### Phase 1 Interim Drainage Plan (Figure 5-1)

- 1) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map with lots within the Zone A San Jacinto River floodplain, a Conditional Letter of Map Revision shall be obtained from FEMA.
- 2) Phase 1 area shall be protected from the 100-year storm water which includes the outflow from the Lakeview dam outlet. Construction of storm drain facilities located on the phase's southerly boundary, along the north side of Ramona Expressway will be required. This facility will include a combination of open channel and underground facilities and will outlet into Line A.
- 3) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map within the Zone X floodplain, the developer shall obtain approved construction drawings for Lakeview MDP Line D, if not already constructed, and for the collector levee adjacent to Lakeview Dam; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.
- 4) Prior to the issuance of any grading permit or recordation of any final map within Phase 1, obtain approved plans for all of Line A, including the collection facility on the south side of Ramona Expressway; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.

#### Phase 2 Interim Drainage Plan (Figure 5-2)

Significant interim facilities are constructed with this phase. At the time of the development of the southeast corner of the Phase (which drains to Lines C and A-7) the

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI...1 SP FLOOD HAZARD REPORT ALT 7 (cont.) (cont.) RECOMMND

developer proposes to convey the flows discharged from those storm drains in an unlined channel to a RCB crossing under the MWD aqueduct. Downstream from there, the channel would daylight and subsequently flows spread-out and eventually recollected in a series of large interim detention ponds/sumps. These interim detention ponds/sumps would be sized to hold storm-flows such that the depth and rate of water released across Ramona Expressway is kept at or below the maximum allowable for safe travel in accordance with Transportation Department standards, for all storm events. Transportation Department has agreed that these basins would provide an acceptable level of protection for the existing Ramona Expressway. The detention ponds/sumps would be connected to Line A by a low flow channel and/or water pumped from the basin to Line A.

1) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map in the area west of 5th street if necessary proper interim drainage facilities will be constructed as approved by RCFC and WCD.

2) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map in the areas east of 5th street, the developer shall obtain approved construction drawings for Lakeview MDP Line D from Lakeview Dam to Nuevo Channel, and for the collector levee adjacent to Lakeview Dam; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.

3) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line A and A7 backbone system, the developer shall obtain approved construction drawings for Line A and A-7 to an adequate outlet in the San Jacinto River; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.

4) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map of the portion of Phase 2 that drains to Line C the developer shall obtain approved construction drawings for Line C, and convey the flows in interim channels safely past the MWD aqueduct to large interim detention ponds/sumps adjacent to Ramona Expressway. A viable and sustainable maintenance mechanism shall be provided for the interim facilities. Additionally, prior to the issuance of any grading permit



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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT ALT 7 (cont.) (cont.) RECOMMND

For recordation of final map, the Developer shall obtain approved Debris Basin construction drawings for the portion of the Phase 2 which drains to Line D, impacted by flows discharged from the hillside.

#### Phase 3 Interim Drainage Plan (Figure 5-3)

During the development Phase 3, it is likely The Villages will pass the milestone which triggers the construction of the Ramona Expressway from 5th Street to Warren Road. When the ultimate improvements for Ramona Expressway are constructed, the interim detention ponds/sumps shall be removed and the ultimate drainage facilities shall be constructed. The outlet for the ultimate facilities shall duplicate the existing drainage patterns and flow rates; or as directed by the General Manager-Chief Engineer.

Moreover, it seems probable that the development of the areas to the east would require additional interim drainage facilities to collect storm runoff discharged by the canyons to the south. These interim collection facilities shall meet District design and maintenance standards.

Finally, a detention basin is depicted near Metropolitan Water District's property; if this property cannot be used due to proximity to MWD's facility, then the detention basin shall be relocated in Phase 2.

Since the timing of individual developments in Phase 3 cannot be set, the District will defer writing particular conditions of approval until the time such development applications are submitted. The related drainage improvements may be any combination of ultimate and interim facilities. Still, the general guidance of the preceding three paragraphs shall apply.

#### Phase 4 Interim Drainage Plan

1) This development may require the construction of interim drainage facilities to collect storm runoff discharged by the canyons to the south. The facilities shall meet District design and maintenance standards.

2) The developer shall obtain approved construction drawings for Debris Basins prior to the issuance of any grading permit or recordation of final maps in areas that are

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT ALT 7 (cont.) (cont.) RECOMMND

impacted by flows from their respective canyons.

3) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line B, the developer shall obtain approved construction drawings for Line B to an adequate outlet on the north side of the Ramona Expressway; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District.

4) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map, the Developer shall obtain approved construction drawings for Line F to connect it to an adequate outlet; execute bond agreements and cooperative agreements for the facilities; and obtain offsite rights of way to the satisfaction of the District.

5) The development in this phase, may require the construction of interim drainage facilities to collect storm runoff discharged by the canyons to the south. The interim facilities shall meet District design and maintenance standards.

6) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line E, the developer shall obtain approved construction drawings for Line E to an adequate outlet; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District.

7) Prior to the issuance of any grading permit or recordation, whichever comes first, of any final map that drains to the Specific Plan's Line D, the developer shall obtain approved construction drawings for Line D to an adequate outlet; execute bond agreements and cooperative agreements for the facility; and obtain offsite rights of way to the satisfaction of the District.

### WATER QUALITY

The Specific Plan discusses water quality issues and proposes a regional water Quality feature at the northwest part of the project within Phase 1. However, each implementing project (development proposal) within the specific plan will be required to submit a preliminary project specific Water Quality management Plan (WQMP). Recommended conditions of approval for the specific development proposals will be issued upon review and

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT ALT 7 (cont.) (cont.) RECOMMND

approval of the preliminary project specific WQMP. The project specific WQMP shall meet the requirements of the Municipal Separate Sewer System (MS4) permit requirements in effect at the time the specific project is submitted. The regional basin proposed would collect low flows via the Line B system through the use of splitters located upstream of the Ramona Expressway culverts. It is unclear at this time what agency would maintain the splitters. The diversion of low flows and other project impacts have been addressed within The Villages of Lakeview, Hydromodification Technical Reprt, dated July, 2008.

PLANNING DEPARTMENT

10.PLANNING. 5 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 6 SP - P.A. DENSITY TRANSFER RECOMMND

Any Planning Area is permitted to develop the total number of dwelling units within the range dictated by the Land Use designation. The SPECIFIC PLAN grants additional flexibility in the total number of dwelling units permitted within a given Planning Area through the use of a Substantial Conformance application to the SPECIFIC PLAN.

The SPECIFIC PLAN provides a dwelling unit target count for each Planning Area. This is the applicants estimated unit count. Any dwelling unit counts over or under the dwelling unit target number, as outlined in Table B.1.2 of the SPECIFIC PLAN, shall be added or subtracted from the total number of permitted dwelling units in the SPECIFIC PLAN as a whole to ensure the 8,725 dwelling unit total for the SPECIFIC PLAN is not exceeded. Thus, target dwelling units are permitted to be transferred to and from Planning Areas that do not exceed the established density range of the land use designation for the Planning Area.

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10. GENERAL CONDITIONS

10.PLANNING. 7                    SP - LC LANDSCAPING PLANS                    RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 8                    SP - HOLD HARMLESS (2)                    RECOMMND

The CSA or similar provider shall indemnify all park and recreational activities and shall be responsible for all maintenance and repair activities of improvements proposed by and for the SPECIFIC PLAN within Planning Areas 28, 31, 27, 34, 38, 39, 52, 29, 30, 36, 40, 32, 33, 35, and 37. This does not include MWD or school facilities.

10.PLANNING. 9                    SP - VRP CONSISTENCY                    RECOMMND

All land subdivisions and Use Permit Applications (CUP's, PUP's, and Plot Plan's) must be consistent with the approved VILLAGE REFINEMENT PLAN of the corresponding VILLAGE, per the SPECIFIC PLAN.

10.PLANNING. 10                    SP - DU/BLDNG MTRX                    RECOMMND

Given the size and scope of the project, every condition of approval which uses the term "Building Permit" as a trigger point shall be interpreted to mean "Dwelling Unit." For example a 100 unit apartment complex in one building shall count as 100 BUILDING PERMITS for purposes of these conditions, not simply one building permit.

For purposes of tracking the total build out of the SPECIFIC PLAN, the TLMA Counter Services Divison shall maintain a TOTAL DWELLING UNIT TRACKING MATRIX. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan. Any condition that requires a specific action at a specified "building permit issuance" shall use the TOTAL DWELLING UNIT TRACKING MATRIX to determine if the threshold has been met.

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10. GENERAL CONDITIONS

10. PLANNING. 11 SP - PUB BLDNG STANDARD RECOMMND

All buildings which require an occupancy permit and are intended to be owned by the County upon completion shall comply with Board Policy H-29.

10. PLANNING. 12 SP - UTL CROSS RAM/MCP RECOMMND

Plans for any project proposed utilities crossing the Ramona Expressway or the future Mid County Parkway shall be provided to the Riverside County Transportation Commission for consultation.

10. PLANNING. 13 SP - MODS TO CONDITIONS RECOMMND

Once the SPECIFIC PLAN is approved, in addition to any thresholds listed in the SPECIFIC PLAN, any modifications to the Conditions of Approval that affect the entire SPECIFIC PLAN shall require a SPECIFIC PLAN Amendment. Any modifications to the Conditions of Approval that only affect a specific VILLAGE shall require a Substantial Conformance to the SPECIFIC PLAN.

10. PLANNING. 14 SP - VRP REQUIRED RECOMMND

Prior to or concurrent with the first approval of any implementing project within any VILLAGE, a Specific Plan Substantial Conformance application for a VILLAGE REFINEMENT PLAN shall be required in accordance with Section B.11a of the SPECIFIC PLAN. No implementing project shall be approved before a VILLAGE REFINEMENT PLAN for the corresponding VILLAGE receives approval from the Planning Commission.

In accordance with Section B.11.i, the VILLAGE REFINEMENT PLAN shall establish number of building permit/dwelling unit triggers for park plans to be submitted and approved and for parks to be constructed. Such triggers shall consider both the provision of parks as early as possible to offer amenities to residents and the funding of maintenance of such parks based on revenue generated by constructed dwelling units.

Note: The VILLAGE REFINEMENT PLAN is processed as a Specific Plan Substantial Conformance; however once approved the Planning Director shall create a new LMS development number for the land management tracking system and all implementing projects within the respective VILLAGE

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10. GENERAL CONDITIONS

10.PLANNING. 14 SP - VRP REQUIRED (cont.)

RECOMMND

shall be attached to the new VILLAGE REFINEMENT PLAN development number. Once the VILLAGE REFINEMENT PLAN is approved, all Specific Plan Conditions of approval shall be transferred into the new development number created by the VILLAGE REFINEMENT PLAN. All dwelling units shall be tracked at the VILLAGE level through the VILLAGE REFINEMENT PLAN development number and through the separate spread sheet referenced in condition 10.Planning.10 DU/BUILDING PERMIT MATRIX. This note shall also not apply if an alternative permit tracking process to LMS is being used.

Once approved, the VILLAGE REFINEMENT PLAN shall be added as an appendix to the SPECIFIC PLAN and act as additional Design Standards for the respective VILLAGE.

10.PLANNING. 28 SP - GEO01437 (UPDATED 2013)

RECOMMND

County Geologic Report (GEO) No. 1437 was prepared for this project (SP00342) Leighton and Associates, Inc. and is entitled "Preliminary Geotechnical Investigation for Due Diligence Purposes, Proposed 550-Acre Mixed-Use Development, Amway Property, North and South Sides Ramona Expressway, Lakeview, California", dated May 21, 2003. In addition, Leighton and Associates, Inc. prepared the following:

1.Leighton & Associates, Inc., April 1, 2013, "Updated Seismic Design Parameters, The Villages of Lakeview Project, Lakeview Area of Unincorporated Riverside County, California".

2.Leighton & Associates, Inc., August 5, 2013, "Preliminary Geotechnical Investigation fro Due Diligence purposes, Nutrilite (Amway) Property and Adjacent Areas, Lakeview Area, Unincorporated Riverside County, California".

3.Leighton & Associates, Inc., October 28, 2004, "Preliminary Geotechnical, Proposed 60-Acre Residential Development, Ross Property, South of the Ramona Expressway and West of Bridge Street, Lakeview Area of Unincorporated Riverside County, California".

4.Leighton & Associates, Inc., July 29, 2004, "Preliminary Geotechnical, Proposed 120-Acre Mixed Use Residential Development, Lacerte Property, South of the Ramona Expressway near Bridge Street, Lakeview Area of

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10. GENERAL CONDITIONS

10.PLANNING. 28 SP - GEO01437 (UPDATED 2013) (cont.)

RECOMMND

Unincorporated Riverside County, California".

5.Leighton & Associates, Inc., September 17, 2003,  
"Preliminary Geotechnical Investigation for Due Diligence  
Purposes, Proposed 437-Acre Mixed-Use Sherman Ranch  
Development, Vicinity of Lakeview Avenue East and 4th  
Street, Lakeview, California".

6.Leighton & Associates, Inc., September 17, 2003,  
"Preliminary Geotechnical Investigation for Due Diligence  
Purposes, Proposed Mixed-Use Residential Development,  
75-Acre Abudayyeh Property, South of Lakeview Avenue East  
and East of 5th Street, Lakeview, California".

7.Leighton & Associates, Inc., September 22, 2003,  
"Preliminary Geotechnical Investigation for Due Diligence  
Purposes, Cannata Mixed-Use Residential Development,  
135-Acre Thoroughbred Farm, Northeast of Hansen Avenue and  
Wolfskill Avenue, Lakeview, California".

8.Leighton & Associates, Inc., December 10, 2004,  
"Preliminary Rockfall Hazard Evaluation, The Villages of  
Lakeview, Lakeview Area of Unincorporated Riverside County,  
California".

9.Leighton & Associates, Inc., January 25, 2006, "Response  
to County of Riverside Seismic/Geologic/Geotechnical Review  
Sheet, Specific Pan 342 (County Geologic Report No. 1437),  
The Villages of Lakeview Project, Lakeview Area of  
Unincorporated Riverside County, California".

These documents are herein incorporated as a part of  
GEO01437.

GEO NO. 1437 concluded:

1.No severe geologic or soil-related hazards or constraints  
that would preclude development of the site have been found  
during the course of the above referenced studies.

2.The principal 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.

3.There are no active or potentially active faults that

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10. GENERAL CONDITIONS

10.PLANNING. 28 SP - GEO01437 (UPDATED 2013) (cont.) (cont.) RECOMMND

traverse the site.

4.The potential for fault ground rupture at the site is very low.

5.The potential for liquefaction occurrence at the site is very low.

6.The onsite soils are susceptible to an average of roughly 4 inches of seismic settlement based on the design earthquake, up to a maximum of roughly 5 inches. Differential settlement due to seismic loading is assumed to be 2.5 inches over a horizontal distance of 40 feet.

7.Seiches and tsunamis are not a hazard to the site.

8.The potential for future groundwater related subsidence is very low.

9.Slope instability and landslides are not an issue at the site.

10.Buried compost may be present locally on this site.

GEO NO. 1437 recommended:

1.The areas of proposed improvements should be cleared of vegetation, trash, and debris.

2.The underlying subgrade soil should be prepared in such a manner that a uniform response to the loads is achieved.

3.Removal of compressible surficial soils will be required during grading, prior to fill placement thereon. The removed materials should be moisture-conditioned (or dried), as necessary, and recompacted as structural fill in accordance with the recommendations of GEO01437.

4.The proposed structures should be constructed using post-tension foundation systems.

5.If, during future studies, evidence of significant dairy waste is found onsite, studies to evaluate the potential for methane generation on the property should be undertaken.



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10. GENERAL CONDITIONS

10.PLANNING. 28 SP - GEO01437 (UPDATED 2013) (cont.) (cont.) RECOMMND

The above referenced reports and response are satisfactory with respect to the specific plan and the related environmental impact report for this project. Mitigation measures identified in the above referenced reports shall be incorporated into the environmental impact report.

It should be noted that further geologic/geotechnical review will be required for the following: 1) the planning review phase of each tentative tract and/or development project within this specific plan, and 2) related to site grading and foundations prior to issuance of any grading permits associated with this project.

10.PLANNING. 29 SP - PDP01445 RECOMMND

County Paleontological Report (PDP) No. 1445, submitted for this case (additional acreage added to SP00342), was prepared by LSA and is entitled: "Updated to the Paleontological Assessment for the Proposed Project, Approximately 2,789 Acres of the Villages of Lakeview Project, Riverside County, California", dated April 5, 2013.

PDP01445 concluded that portions of the project south of Romana Expressway are composed of old alluvial fan deposits from the Late Pleistocene that have a high paleontological sensitivity beginning 4 feet beneath the surface.

PDP01445 recommended a Paleontological Resources Impact Mitigation Program (PRIMP) be implemented and followed for the project.

PDP01445 satisfies the requirement for a paleontological resource assessment for this case (additional acreage added to SP00342). PDP01445 is hereby accepted for SP00342.

10.PLANNING. 31 SP - DA REQS/COAS RECOMMND

Development Agreement No. 73 (DA) establishes certain requirements for development of the SPECIFIC PLAN. These requirements shall be complied with throughout the life of the DA. Certain specific conditions have been included on the SPECIFIC PLAN to ensure proper implementation of the DA through the SPECIFIC PLAN and subsequent applications. Not all requirements of the DA are addressed in the conditions for the SPECIFIC PLAN as certain requirements are not

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10. GENERAL CONDITIONS

10.PLANNING. 31 SP - DA REQS/COAS (cont.)

RECOMMND

appropriate to include based on the milestone structure of conditions of approval. In addition to the conditions in the SPECIFIC PLAN related to the DA, any implementing project shall also be reviewed in context of the requirements of the DA to ensure it is being applied appropriately.

10.PLANNING. 32 SP - DA LIBRARY EXPANSION

RECOMMND

Pursuant to provisions within the DEVELOPMENT AGREEMENT, the Project shall be subject to a fee for library expansion (the "Library Expansion Fee") in the amount of \$415.39 per dwelling unit for the first 4,300 dwelling units within the Project. Following the issuance of a building permit for the 4,300th dwelling unit and within ninety (90) days after COUNTY's written notice to OWNER of the Board of Supervisors' approval of construction documents for the expansion of library facilities serving the Project, OWNER shall pay COUNTY \$5,358,500 (the "Library Final Payment.") The amount of the Library Expansion Fee and Library Final Payment shall adjust on January 1 each year in accordance with Section 4.2.3 of the DEVELOPMENT AGREEMENT; provided, however, the total amount of the Library Expansion Fees paid and the Library Final Payment shall not exceed \$8,000,000. Payment of the Library Expansion Fees shall be in full satisfaction of all obligations and requirements of the Project to fund library facilities and shall be in lieu of any Development Exaction otherwise imposed against the Project for library construction. Any Development Exaction imposed against the Project for Library Books/Media shall still apply.

10.PLANNING. 33 SP - DA COMMUNITY ROOM SPACE

RECOMMND

Pursuant to provisions within the DEVELOPMENT AGREEMENT, the Project includes a community center that will be operated and maintained by a property owner's association. The community center shall include a multi-purpose room with the capacity for up to 100 seated people for purposes of community meetings, presentations, or other public use by the County. The multi-purpose room shall include technology and equipment to allow for meetings and presentations to be recorded and broadcast, as well as WiFi technology. The County shall have access to use the multi-purpose room a minimum of two times per month, for up to four hours per use, free of charge, for the entire term

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10. GENERAL CONDITIONS

10.PLANNING. 33            SP - DA COMMUNITY ROOM SPACE (cont.)            RECOMMND

of the DEVELOPMENT AGREEMENT. All other details for use of the multi-purpose room shall be documented in a separate agreement between the County and property owner's association.

10.PLANNING. 34            SP - DA FIRE STATION AND EQUIP            RECOMMND

Pursuant to provisions within the DEVELOPMENT AGREEMENT, the applicant or their successor in interest shall reserve up to two (2) acres within the Project, at a location within Planning Areas 20 or 22 acceptable to the Riverside County Fire Department, for the purpose of the construction of a new fire station to serve the Project and surrounding area (the "Fire Station Site"). The Fire Station Site shall be identified as a lot in the tentative subdivision map approved for the Planning Area that includes the Fire Station Site. The Project shall be subject to development impact fees imposed by the County for fire facilities.

Either (i) upon the issuance of a building permit for the 2,000th dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Riverside County Fire Department (the "Fire Department") to the applicant or their successor in interest and the County that the annual emergency call volume for the Project to the Fire Department's Nuevo Station 3 exceeds 1,500 such calls, whichever occurs first, the applicant or their successor in interest shall fund the County's acquisition of a two-person medic patrol emergency response vehicle for Nuevo Station 3 at a cost not to exceed \$265,000, subject to annual adjustment as provided in Section 4.2.3 of the DEVELOPMENT AGREEMENT.

Either (i) upon the issuance of a building permit for the 5,000th dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Fire Department to the applicant or their successor in interest and the County that the annual emergency call volume for the Project to Nuevo Station 3 exceeds 3,000 such calls, whichever occurs first, the applicant or their successor in interest shall fund the County's acquisition of a ladder truck fire apparatus that meets the Fire Department's specifications and design standards at a cost not to exceed \$1,500,000, subject to annual adjustment as provided in Section 4.2.3 of the DEVELOPMENT AGREEMENT.

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10. GENERAL CONDITIONS

10.PLANNING. 34

SP - DA FIRE STATION AND EQUIP (cont.)

RECOMMND

- Either (i) upon the issuance of a building permit for the 8,000th dwelling unit within the Project or (ii) within ninety (90) days following written notice from the Fire Department to the applicant or their successor in interest and the County that the annual emergency call volume for the Project to Nuevo Station 3 exceeds 4,000 such calls, whichever occurs first, the applicant or their successor in interest shall fund the County's cost of acquisition of a new Type 1 fire engine for the new Fire Station at a cost not to exceed \$650,000, subject to annual adjustment as provided in Section 4.2.3 of the DEVELOPMENT AGREEMENT.

The applicant's or their successor in interest's obligations pursuant to this Section 4.2.1(e) to fund the three pieces of fire equipment shall be contingent upon the establishment of the Fire Safety Community Facilities District ("CFD") and a separate Facilities CFD, as described in and pursuant to the provisions of Exhibit "F" to this Agreement, provided, however, if the applicant or their successor in interest fails to request the formation of the Facilities CFD prior to the issuance of the first building permit in the Project or fails to vote affirmatively in the proceedings to establish the Facilities CFD, the applicant or their successor in interest shall remain responsible to fund the fire equipment. The applicant's or their successor in interest's obligations pursuant to this Section 4.2.1(e) for the funding of fire equipment shall be in full satisfaction of all obligations or requirements of the Project to fund fire equipment and shall be in lieu of any Development Exaction otherwise imposed against the Project for fire equipment purposes.

Within sixty (60) days following the issuance of a building permit for the 5,500th dwelling unit within the Project, the County of Riverside shall reasonably estimate the construction cost of the new Fire Station to be built on the Fire Station Site. At the same time, the County of Riverside and the applicant's or their successor in interest shall determine the fair market value of the Fire Station Site based upon a highest and best use of mixed use development as permitted by the Specific Plan for the applicable Planning Area. The Fire Station Site shall then be conveyed to the County of Riverside and the applicant's or their successor in interest shall receive a credit against Development Impact Fees imposed for fire

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10. GENERAL CONDITIONS

10.PLANNING. 34 SP - DA FIRE STATION AND EQUIP (cont.) (cont.RECOMMND

protection in an amount equal to the fair market value of the Fire Station Site. However, the applicant's or their successor in interest shall not be entitled to such a Development Impact Fee credit unless and until the Development Impact Fees collected for fire protection within the Project exceed the reasonable estimate of the construction cost of the new Fire Station to be built on the Fire Station Site.

10.PLANNING. 35 SP - DA BROADBAND RECOMMND

Pursuant to provisions within the DEVELOPMENT AGREEMENT, the Project shall include conduit for broadband optic fiber in all streets throughout the SPECIFIC PLAN area, as well as pull boxes, to complement the County's broadband initiative. Should there be significant technological changes prior to build out of the Project, the applicant or their successor in interest and the County may mutually agree on the incorporation of such new technology in lieu of broadband optic fiber.

10.PLANNING. 36 SP - 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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.  
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

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10. GENERAL CONDITIONS

10.PLANNING. 36

SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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.

"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

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10. GENERAL CONDITIONS

10.PLANNING. 36 SP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

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. 37 SP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 37            SP - UNANTICIPATED RESOURCES (cont.)            RECOMMND

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. 38            SP - SJWA WATER RESPONSIBILITY            RECOMMND

In accordance with the request by the California Department of Fish & Wildlife, water that leaves the project, or leaves the San Jacinto Wildlife Area, shall become the responsibility of the receiving party, and should have appropriate signage.

TRANS DEPARTMENT

10.TRANS. 1                SP - SP342/TS CONDITIONS                RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The following intersections were analyzed in the traffic study. Note: Intersection numbering corresponds to the traffic study for the Villages of Lakeview Specific Plan (SP 342) Alternative 7.

1. I-215 Southbound Ramps / Harley Knox Boulevard
2. I-215 Northbound Ramps / Harley Knox Boulevard
3. Indian Street / Harley Knox Boulevard
4. Perris Boulevard / Harley Knox Boulevard
5. Perris Boulevard / Markham Street
6. Harvill Avenue / Cajalco Expressway
7. I-215 Southbound Ramps / Ramona Expressway



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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP342/TS CONDITIONS (cont.)

RECOMMND

8. I-215 Northbound Ramps / Ramona Expressway
9. Indian Street / Ramona Expressway
10. Perris Boulevard / Ramona Expressway
11. Evans Road / Ramona Expressway
12. Lake Perris Drive / Ramona Expressway
13. Evans Road / Rider Street
14. Rider Street / Ramona Expressway
15. Perris Boulevard / Placentia Avenue
16. Redlands Avenue / Placentia Avenue
17. Redlands Avenue / Orange Avenue
18. Evans Road / Orange Avenue
19. Bradley Road / Orange Avenue (future)
20. Foothill Avenue / Orange Avenue (future)
21. Bernasconi Road / Ramona Expressway
22. Lakeview Avenue / Ramona Expressway
23. Hansen Avenue / Ramona Expressway
24. 5th Street / Ramona Expressway
25. 3rd Street / Ramona Expressway
26. Hansen Avenue / Lakeview Avenue East
27. Reservoir Avenue / 9th Street
28. Lakeview Avenue / 9th Street
29. Hansen Avenue / Yucca Avenue
30. Antelope Road East / Orange Avenue (future)
31. Bernasconi Road / Orange Avenue (future)
32. Reservoir Avenue / 10th Street (future)
33. Lakeview Avenue / 10th Street
34. Yucca Avenue / 10th Street
35. Hansen Avenue / Wolfskill Avenue
36. North Drive / Lakeview Avenue
37. Hansen Avenue / Contour Avenue
38. Gilman Springs Road / Alessandro Boulevard
39. Beaumont Avenue (SR-79) / 1st Street
40. Beaumont Avenue (SR-79) / California Avenue
41. Bridge Street / Gilman Springs Road
42. SR-79 Southbound Ramps / Gilman Springs Road
43. SR-79 Northbound Ramps / Gilman Springs Road
44. Bridge Street / Ramona Expressway
45. Warren Road / Ramona Expressway
46. Sanderson Avenue (SR-79) Ramona Expressway
47. State Street (SR-79) / Ramona Expressway
48. Warren Road / Cottonwood Avenue
49. Warren Road / Esplanade Avenue
50. Winchester Road (SR-79) / State Route 74
51. California Avenue / Florida Avenue (SR-74, SR-79)
52. Warren Road / Florida Avenue (SR-74, SR-79)
53. Myers Street / Florida Avenue (SR-74, SR-79)

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10. GENERAL CONDITIONS

10.TRANS. 1                    SP - SP342/TS CONDITIONS (cont.) (cont.)                    RECOMMND

- 54. I-215 Southbound Ramps / Nuevo Road
- 55. I-215 Northbound Ramps / Nuevo Road
- 56. Perris Boulevard / Nuevo Road
- 57. Redlands Avenue / Nuevo Road
- 58. Murrieta Road / Nuevo Road
- 59. Evans Road / Nuevo Road
- 60. Dunlap Road / Nuevo Road
- 61. Foothill Avenue / Nuevo Road
- 62. Antelope Road / Nuevo Road
- 63. Menifee Road / Nuevo Road
- 64. Lakeview Avenue / Nuevo Road
- 65. Menifee Road / San Jacinto Avenue
- 66. Menifee Road / Ellis Avenue
- 67. Menifee Road / Mapes Road
- 68. Palomar Road / Ethanac Road (SR-74)
- 69. Menifee Road / Ethanac Road (SR-74)
- 70. Briggs Road / Ethanac Road (SR-74)
- 71. Juniper Flats Road / SR-74
- 72. Menifee Road / McCall Boulevard
- 73. Antelope Road / Mid County Parkway Westbound Ramps
- 74. Antelope Road / Mid County Parkway Eastbound Ramps
- 75. Bernasconi Road / Mid County Parkway Westbound Ramps
- 76. Bernasconi Road / Mid County Parkway Eastbound Ramps
- 77. Reservoir Avenue / Mid County Parkway Westbound Ramps
- 78. Reservoir Avenue / Mid County Parkway Eastbound Ramps
- 79. Town Center Boulevard / Mid County Parkway Westbound Ramps
- 80. Town Center Boulevard / Mid County Parkway Eastbound Ramps
- 81. Park Center Boulevard / Mid County Parkway Westbound Ramps
- 82. Park Center Boulevard / Mid County Parkway Eastbound Ramps
- 83. Warren Road / Mid County Parkway Westbound Ramps
- 84. Warren Road / Mid County Parkway Eastbound Ramps
- P1-1. AA Street / Ramona Expressway
- P1-2. AA Street / NN Street
- P1-3. CC Street / BB Street
- P1-4. Town Center Boulevard / Ramona Expressway
- P1-5. Park Center Boulevard / Ramona Expressway
- P1-6. SS Boulevard-RR Street / Town-Park Center Boulevard
- P1-7. EE Street / FF Street
- P1-8. Park Center Boulevard / VV Street
- P1-9. Park Center Boulevard / FF Street
- P1-10. EE Street / Park Center Boulevard
- P1-11. MM Street / Park Center Boulevard

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP342/TS CONDITIONS (cont.) (cont.) (conRECOMMND

- P1-12. FF Street / GG Street
- P1-13. SS Boulevard / Lakeview Avenue
- P1-14. SS Boulevard / MM Street
- P1-15. OO Street / MM Street
- P1-16. KK Street / MM Street
- P1-17. LL Street / MM Street

Various conditions exist, or will exist when the project is implemented, for the above intersections. At some intersections there are no significant impacts which result from the project therefore no improvements and/or funding are required. Other intersections are located outside of the County of Riverside's jurisdiction and therefore the funding and timing of improvements are beyond County control. Some fall outside of any existing or proposed funding sources, while others have known physical constraints that limit improvements/configurations that could result in adequate levels of service. Therefore, the following statements of overriding consideration are required, as described below.

10.TRANS. 2 SP - SP342/TS OVERRIDING CONSI RECOMMND

At the following intersections, achievement of satisfactory levels of service would require improvements that would be the responsibility of others due to their location in jurisdictions other than unincorporated Riverside County, necessitating a finding of overriding considerations.

- 7. I-215 Southbound Ramps / Ramona Expressway
- 40. Beaumont Avenue (SR-79) / California Avenue
- 46. Sanderson Avenue (SR-79) / Ramona Expressway
- 47. State Street (SR-79) / Ramona Expressway
- 50. Winchester Road (SR-79) / State Route 74
- 51. California Avenue / Florida Avenue (SR-74, SR-79)
- 52. Warren Road / Florida Avenue (SR-74, SR-79)
- 54. I-215 Southbound Ramps / Nuevo Road
- 55. I-215 Northbound Ramp / Nuevo Road
- 68. Palomar Road / Ethanac Road (SR-74)
- 69. Menifee Road / Ethanac Road (SR-74)
- 70. Briggs Road / Ethanac Road (SR-74)
- 71. Juniper Flats Road / SR-74
- 42. SR-79 Southbound Ramps / Gilman Springs Road
- 43. SR-79 Northbound Ramps / Gilman Springs Road
- 79. Town Center Boulevard / Mid County Parkway Westbound Ramps

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10. GENERAL CONDITIONS

10.TRANS. 2                      SP - SP342/TS OVERRIDING CONSI (cont.)                      RECOMMND

- 49. Warren Road / Esplanade Avenue
- 72. Menifee Road / McCall Boulevard
- 38. Gilman Springs Road / Alessandro Boulevard
- 3. Indian Street / Harley Knox Boulevard
- 10. Perris Boulevard / Ramona Expressway
- 11. Evans Road / Ramona Expressway
- 15. Perris Boulevard / Placentia Avenue
- 58. Murrieta Road / Nuevo Road

At the following intersections, it is anticipated that the project would cause cumulative impacts and would be responsible for its fair share contribution of improvements. However, there is no fully funded program available that would guarantee the remaining funding for the improvements therefore the cumulative impacts are considered significant and unavoidable, necessitating a finding of overriding considerations.

- 21. Bernasconi Road / Ramona Expressway
- 66. Menifee Road / Ellis Avenue

At the following road segments, achievement of satisfactory levels of service would require improvements that would be the responsibility of others due to their location in jurisdictions other than unincorporated Riverside County, necessitating a finding of overriding considerations.

- Beaumont Avenue (SR-79) from 1st Street to California Avenue
- Beaumont Avenue (SR-79) from California Avenue to Gilman Springs Road
- Florida Avenue (SR-74, SR-79) from San Jacinto Street to State Street
- Florida Avenue (SR-74, SR-79) from State Street to Lyon Avenue
- Florida Avenue (SR-74, SR-79) from Lyon Avenue to Sanderson Avenue
- Florida Avenue (SR-74, SR-79) from Sanderson Avenue to Winchester Road
- Florida Avenue (SR-74, SR-79) from Winchester Road to California Avenue
- Ramona Boulevard (SR-79) from State Street to San Jacinto Avenue
- San Jacinto Avenue (SR-79) from Ramona Boulevard to Esplanade Avenue
- San Jacinto Avenue (SR-79) from Esplanade Avenue to Menlo

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP342/TS OVERRIDING CONSI (cont.) (cont.RECOMMND

Avenue  
Sanderson Avenue (SR-79) from Gilman Springs Road to  
Ramona Expressway  
State Route 74 from Perris Boulevard to Greenwald Avenue  
Winchester Road (SR-79) from Domenigoni Parkway to Scott  
Road  
Winchester Road (SR-79) from Scott Road to Thompson Road  
Gilman Springs Road from SR-60 Freeway to Alessandro  
Boulevard  
Gilman Springs Road from Alessandro Boulevard to Bridge  
Street  
Perris Boulevard from Iris Avenue to Harley Knox Boulevard  
Nuevo Road from Redlands Avenue to Murrieta Road  
Alessandro Boulevard from Trautwein Road to I-215 Freeway  
State Street South of Ramona Expressway

Acceptable levels of service can be achieved at the following intersections after the completion of improvements. The improvements are included in the regional TUMF program and payment of TUMF fees and implementation of the TUMF improvement would reduce the impact to these facilities. However the TUMF program is not a fully funded fee program and requires additional funds from outside sources for implementation of the improvements. Given the level of uncertainty regarding the remaining funding for the TUMF improvements, the impacts are considered significant and unavoidable, necessitating a finding of overriding considerations.

Van Buren Boulevard from Washington Street to Wood Road  
Cajalco Road from El Sobrante Road to Wood Road  
Cajalco Road from Wood Road to Carpinus Drive  
Cajalco Road from Carpinus Drive to Harvill Avenue  
Gilman Springs Road from Bridge Street to Warren Road

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 SP - 90 DAYS TO PROTEST (cont.)

RECOMMND

result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP - 342 ENV CLEANUP PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP#342 A2, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Program (ECP) for review and consideration an original copy of an Environmental Site Assessment (ESA) Phase 1 Study. Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment (ESA) Phase 2 study shall be submitted to ECP for review if the information provided in the ESA Phase 1 study indicates the requirements. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8980.

EPD DEPARTMENT

30.EPD. 1 SP - 30 DAY PRECONSTR SURVEYS

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR ANY PROJECT OR APN ASSOCIATED WITH SP00342, A 30 DAY PRECONSTRUCTION SURVEY FOR BURROWING OWL MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND THE FINDINGS SUBMITTED IN A LETTER REPORT TO EPD (ENVIRONMENTAL PROGRAMS DEPARTMENT) FOR REVIEW. IF ANY OWLS ARE FOUND ONSITE RELOCATION WILL BE REQUIRED IN ACCORDANCE WITH THE EIR.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP-PA 43/TANKAREA CONSERVATION

RECOMMND

Conservation acreage within Planning Area (PA) 43 post water tank site (labeled as "Area Designated for Water Tank on the Riverside County HANS 313 Exhibit dated 5-18-2009 Revised Final) shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA) after tank site development contingencies have been resolved. The remainder of land within PA 43 shall be conveyed to the RCA within 90 days of completion of inspection & acceptance of the tanks by BY EMWD (EASTERN MUNICIPAL WATER DISTRICT). Evidence from the RCA indicating an assurance to keep this land undeveloped except for the water tanks shall be provided to EPD prior to issuance of any grading permit. Prior to issuance of any grading permits for the water tanks to be built in PA 43, the site plan for the tanks must be reviewed by EPD to ensure proper UWIGs & BMPs are utilized to minimize impacts on adjacent conserved lands. Specifically the construction area should be fenced off and construction limited to daytime hours. EPD shall inspect the perimeter fence prior to issuance of grading permit to ensure a secure barrier has been established for wildlife within the adjacent areas.

30.EPD. 3

SP -NO GRADING IN CONSERVATION

RECOMMND

NO GRADING SHALL OCCUR WITHIN ANY AREAS TO BE DEICATED FOR CONSERVATION WITH AN EXCEPTION FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THE WILDLIFE UNDERCROSSING IN (PLANNING AREA) PA 50G. IN ADDITION MANUFACTURED SLOPES SHALL NOT EXTEND WITHIN ANY AREAS DETERMINED FOR CONSERVATION. THE FINAL GRADING PLANS OF ALL MAPS UNDER SP00342 SHALL BE SUBMITTED TO EPD FOR REVIEW TO ENSURE NO GRADING SHALL OCCUR WITHIN THE CONSERVATION AREAS.

30.EPD. 4

SP - FENCING/BARRIER PLAN

RECOMMND

Prior to approval of any project under SP00342, the applicant shall consult with EPD regarding developing a fencing/barrier plan that will provide adequate separation between the project and adjacent conservation areas to minimize impact of domestic animals and illegal trespass as outlined in Section 6.1.4 of the WRMSHCP. This fencing plan shall be submitted to EPD for review prior to project approval and EPD shall visit the site to inspect the barriers prior to final building inspection. This

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4                      SP - FENCING/BARRIER PLAN (cont.)                      RECOMMND

fencing/barrier plan will only be required for projects adjacent to the conservation areas.

30.EPD. 5                      SP - FUEL MOD ZONES                      RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits for projects under SP00342 which occur adjacent to conservation areas.

30.EPD. 6                      SP - MSHCP DRAINAGE                      RECOMMND

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

30.EPD. 7                      SP - MSHCP BMPS                      RECOMMND

Prior to issuance of any grading permit under SP00342 Best Management Practices (BMP's) shall be installed to prevent impacts to anythe Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities especially in any project adjacent to conservation areas in the NW area of SP00342. In addition construction hours shall be limited to daytime hours to limit nocturnal noise impacts and an exhibit prepared delineating disturbance versus conserved areas and all storage, fueling and access areas.

A qualified biologist currently holding a MOU with the County shall be consulted in developmet of BMPs and a summary of BMPs shall be provided to EPD. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit.



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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 8 SP - MSHCP LANDSCAPING

RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized with the exception of the 15 species referenced in Bio MM 11a of the EIR. No invasive species shall be allowed in landscaping within 150' of any conservation area and within 500' of the San Jacinto Wildlife Area. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

30.EPD. 9 SP - NOISE & LIGHTING UWIGS

RECOMMND

For any project under SP00342 which is located adjacent to any conservation areas, EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas and to ensure proper noise mitigation measures have been implemented per the MSHCP consistency review.

30.EPD. 10 SP - MSHCP CONVEYANCE

RECOMMND

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file # 313), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 984.5 acres as documented within Joint Project Review #07-07-16-01 dated 6-16-08 shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA. This dedication shall occur without any fee credits or other compensation. This dedication must be completed prior to issuance of any grading permit or building permit, or prior to map recordation (whichever occurs first) within the boundary of SP00342.

Prior to the acceptance of this dedication the applicant shall provide a preliminary title report & Phase 1 Environmental Site Assessment for the area to be dedicated to the RCA for review. The RCA shall have sole and absolute discretion with respect to the information contained in the preliminary title report & Phase 1 Environmental Site Assessment. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 10 SP - MSHCP CONVEYANCE (cont.)

RECOMMND

fuel modification or detention basins shall not be accepted)

30.EPD. 11 SP - PA 50G GRADING/CONVEYANC

RECOMMND

Prior to issuance of any grading permits within Planning Area (PA) 50G (south of Ramona Expressway at eastern end of the Specific Plan area) for construction of the wildlife undercrossing, the site plan for this area must be reviewed by EPD to ensure proper UWIGs & BMPs are utilized to minimize impacts on adjacent conserved lands. Specifically the construction area should be fenced off and construction limited to daytime hours. EPD shall inspect the perimeter fence prior to issuance of grading permit to ensure a secure barrier has been established for wildlife within the adjacent areas. Prior to final inspection of the grading for PA 50G this area shall be dedicated to the RCA for conservation.

30.EPD. 12 PA 24, PA 25 BIRD STRIKE/UWIG

DRAFT

PRIOR TO ANY PROJECT APPROVAL OF ANY BUILDINGS WITHIN PLANNING AREAS 24 AND 25 SHALL ADHERE TO THE REQUIREMENTS SPECIFIED ON PAGE C.1-PAGE 2 OF THE SP 342 AS FOLLOWS

Commercial buildings over 1 story in height shall incorporate features to reduce bird strikes and adhere to current best management practices related to reducing bird strikes, as outlined in the "Reducing Bird Collisions with Buildings and Building Glass Best Practices" Dated July 2016 from the US Fish and Wildlife Service, and the LEED Pilot Credit 55: Bird Collision Deterrence dated 2011 recommendations from the US Green Building Council, or any such updated documents at the time implementing projects are proposed within the River Bend Village. County Planning shall ensure that site design of the buildings include notes on the architectural drawings to include features such as overhangs, shutters, louvers and/or mesh and awnings to reduce reflection from building glass. Amount of glass should be limited as much as possible, but if glass is used then it needs to be bird visible. Glass windows should be opaque, etched or patterned in order to not be reflective (Bird-Safe Glass Foundation has various resources available). Landscaping shall be designed in the River Bend Village to

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 12

PA 24, PA 25 BIRD STRIKE/UWIG (cont.)

DRAFT

avoid funneling or attracting birds towards glass on buildings. Indoor plants should not be located adjacent to windows to where they can be seen from the outside. Atriums or glassed lobbies should be lit from above.

Lighting in the River Bend Village will be controlled and minimized as much as possible by complying with Riverside County Ordinance No. 655, which regulates light pollution. Measures in Ordinance 655 requires such things as limiting the wattage of lights, shielding of light fixtures to prevent light spill and limiting hours of external nighttime illumination

"Implementation of MM Bio 1 and the project's adherence with the Zone B requirements of Riverside County Ord. 655, which regulates light pollution (as already stated in the EIR), adequately addresses concerns over increased night lighting in the SJWA and other Conservation Areas.

"The County shall include a condition of approval for a six foot high wall constructed around the edge of Planning Areas 24 and 25 or alternatively along the perimeter of any individual development within Planning Areas 24 and 25 prior to the commencement of construction of any building, allowing for breaks for ingress and egress, line of sight and for height restrictions as the walls approach Ramona Expressway or Mid County Parkway.

"It was discussed and understood that no specific commercial projects are being proposed and at such as time when implanting projects are reviewed, the hours of use will be reviewed by the County. However, concerns stemming from hours of use, including noise and lighting, are addressed by walls and lighting requirements identified above.

"A condition of approval shall be added stating trash containers shall be enclosed in lockable trash enclosure areas.

"The Master Plant Palette in the Specific Plan will be revised to eliminate any species from the MSHCP Prohibited Plant list. This shall also be added as a condition of approval

30.EPD. 13

TRAILS/ ROADS EPD REVIEW

DRAFT

Trails

To address concerns over potential unauthorized access and proximity to the San Jacinto Wildlife Area (SJWA), the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 13

TRAILS/ ROADS EPD REVIEW (cont.)

DRAFT

conceptual trails proposed north of Ramona Expressway will be relocated such that: 1) the Merge Trail will border the northern boundary of the commercial office planning areas and form a loop around agricultural planning area 48; 2) the 10-12 foot Multi-Purpose Trail along F Street will be shortened to end at the boundary of commercial office planning area 25; and 3) notation will be added to the Specific Plan to specify potential future connections to County-proposed trails east and west of the project site may occur with additional consultation and agreement between the County and CDFW and RCA staff. Alternative 7 Specific Plan Exhibits shall be revised to reflect these changes to the conceptual trail locations.

It was clarified that the Multi-Purpose Trail along the MWD aqueduct shown on Exhibit 8.8.18B of the Specific Plan will represent the trail alignment depicted on Figure 7-4 of the MSHCP; thereby showing that this is the only MSHCP-Covered Trail being utilized by the project, since it is the only trail designated to go through a Reserve Feature (i.e., Proposed Constrained Linkage 20 (PCL-20)).

Additionally, to address the agencies' concerns about access and proximity to the SJWA as well as potential predation by domestic cats, clarification in MM Bio 2 is proposed, as shown below, to require fencing plans to be submitted to the RCA for approval prior to issuance of grading permits for implementing projects near the MSHCP Conservation Areas, consistent with the County's MSHCP compliance process. MM Bio 2 has also been clarified to incorporate revisions from CDFW regarding cat-proof barriers.

MM Bio 2: Planning Areas and roads adjacent to the SJWA, Proposed Constrained Linkage 20 (wildlife corridor) and Lakeview Mountains will incorporate barriers (as appropriate) to minimize unauthorized public access, domestic animal predation, illegal trespass, or unauthorized dumping. The exception will be public access locations, which will direct the public into authorized access areas within the Conservation Area (i.e., SJWA and the Lakeview Mountains). All barriers will be placed within the boundaries of the development and will be outside of the Conservation Areas. Barriers will be located between the SJWA/Lakeview Mountains and houses/paved roads. Barriers will be designed to accommodate wildlife movement, but directing wildlife away from residential areas. Barriers may consist of, but not be limited to, walls, plants, fences, berms, and other means (such as horizontal

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 13

TRAILS/ ROADS EPD REVIEW (cont.) (cont.)

DRAFT

distance and vertical distance) or combination of means to achieve the desired result. Cat-proof barriers shall be installed by the developer along the interface between the project residential planning area boundaries and the Lakeview Mountains Conservation Area and the wildlife corridor. The final design of the both the cat-proof barriers and the "edge zone treatment" barriers (referred to previously in this measure) shall be completed based on consultation between the developer, County Planning Department, Regional Conservation Authority (RCA) and as approved by the County Environment Programs Department when tentative tract maps and/or road plans are approved. California Department of Fish and Wildlife San Jacinto Wildlife Area representatives will be consulted regarding final design of barriers along the SJWA edge, the Lakeview Mountains conservation area, and the wildlife corridor. At the time of grading permit submission for implementing projects in Planning Areas adjacent to the MSHCP Conservation Areas (i.e., Lakeview Mountains and SJWA) the County will require submittal of fencing plans which will be routed and approved by the RCA prior to the issuance of the grading permit. Where barriers are required between established conservation areas and other areas of the project site, impacts to cultural resources shall be taken into consideration with respect to location, design, and installation such that cultural resources adjacent to the conservation areas are avoided and that the setting is respected or enhanced. The County Archaeologist, or designee thereof, shall review all barrier plans proposed adjacent to conservation areas on-site to assure consistency with this mitigation measure.

In addition to modifying the trail alignment north of Ramona Expressway, CDFW requested F Street not extend to the project's northern boundary at Marvin Road. The County considered this request; however, Marvin Road is a Secondary Highway on the County's General Plan Circulation Element gaining access from Ramona Expressway from the location F Street is proposed. The Mid-County Parkway project also proposes an interchange where F Street and Ramona Expressway intersect; therefore, extending F Street to Marvin Road, as currently proposed, implements General Plan circulation and utilizes the Mid-County Parkway interchange. F Street is to remain a through street since that would be its ultimate condition assuming construction of Mid-County Parkway; however, to address the agencies' concern, the County has agreed that the circulation plan

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 13 TRAILS/ ROADS EPD REVIEW (cont.) (cont.) (conDRAFT

can include an asterisk and a note to call out that F Street will be constructed as a cul de sac to terminate at Planning Area 25 with full right-of-way dedicated up to Marvin Road. Alternative 7 Specific Plan Exhibit B.2.6A and B.2.6B shall be updated accordingly. Therefore, extension of F Street to Marvin Road will not be completed as part of the project and will be done in the future, which connection is necessary.

30.EPD. 14 AGRICULTURAL PLANNING AREAS

DRAFT

PRIOR TO ANY PROJECT APPROVAL THIS INFORMATION WILL BE PROVIDED AS A GENERAL CONDITION TO ANY PORTION OF THE PROJECT SITE INVOLVED WITH ANY AGRICULTURAL ACTIVITIES

Agricultural Planning Area

The use of agricultural pesticides, herbicides, and/or rodenticides shall be in accordance to existing regulations, which may be modified over time. These existing regulations also include the California Environmental Protection Agency's Endangered Species Project (<http://www.cdpr.ca.gov/docs/endspec/index.htm>) which includes specific measures to minimize risk to endangered species from pesticides. This prescriptive information for pesticide users and County Agricultural Commissioner's includes use limitations and proximity to endangered species habitat, method of application, restrictions or prohibitions of any given Active Ingredient.

30.EPD. 15 DOMESTIC CAT RESTRICTION CCR

DRAFT

Domestic Cat Restrictions

MM Bio 3 has been revised as follows indicates text added in response to comments on the Draft EIR that is now proposed to be removed):

MM Bio 3: The project Conditions, Covenants and Restrictions (CC&R) shall restrict the number of domestic animals (e.g., dogs, cats and other predatory animals) allowed per residence to two, thus further limiting potential impacts. Cats shall be limited to indoors. These restrictions cannot be amended. Copies of the CC&Rs shall be provided to the County Planning Department prior to Map Recordation. [Note: Current County zoning allows up to 4 dogs per premises.] This restriction for domestic animals applies to planning areas north of Ramona Expressway and to

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 15                      DOMESTIC CAT RESTRICTION CCR (cont.)                      DRAFT

residences within 500 feet of the Lakeview Mountains conservation area. The Homeowners Association will be the entity responsible for enforcing the CC&Rs. Additionally, please note that enforceability of CC&R's is addressed in the FEIR, in Response to Comment I-175.

30.EPD. 16                      MSHCP CONVEYANCE N/OF RAMONA                      DRAFT

Dedication of MSHCP Conservation north of Ramona Expressway  
The County will condition the project to offer the designated Open Space- Conservation Habitat north of Ramona Expressway to CDFW for dedication.

30.EPD. 17                      MM BIO 9 (DRAINAGE)                      DRAFT

MM Bio 9: To allow for future flexibility in the hydrological function of the project drainage system so as to best meet the needs of the off-site wetlands in the San Jacinto Wildlife Area (SJWA), the San Jacinto River as well as the on-site vernal pool areas, the detention basin adjacent to the MWD aqueduct and/or water quality basins shall be designed to allow flows to be detained (as currently planned) or to bypass (completely or partially) the basin(s) such that greater flows can be released to the wetland area to most closely mimic existing conditions in the 2-year and 10-year storm. Prior to approval of basin design by the County and Riverside County Flood Control and Water Conservation District, an Operation and Maintenance (O&M) Plan shall be developed by the applicant in consultation with and approval by California Department of Fish and Wildlife SJWA Staff. The O&M Plan shall include, but not be limited to: management objectives and strategies that outline how objectives are met; specification of the conditions under which maintenance will be done; scheduling of maintenance activities and frequency at which they will be performed; and monitoring, record keeping and evaluation frequency.

30.EPD. 18                      ENVIRONMENTAL STEWARDSHIP PROG                      DRAFT

PRIOR TO ANY PROJECT APPROVAL CONDITIONS SHALL BE ADDED TO SATISFY THE FOLLOWING:

MM Bio 11: In order to increase public awareness and knowledge about local environmental issues and reduce

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 18

ENVIRONMENTAL STEWARDSHIP PROG (cont.)

DRAFT

potential significant indirect effects of development near to Conservation Areas, the Master Developer of the proposed project shall provide an Environmental Stewardship Program. The program will include methods of community education such as interpretive and directional signs, pamphlets and demonstrations. The types of information presented shall include, but not be limited to: lighting, noise, keeping on trails, wildlife, plants, habitats, barriers, domestic animals, toxics such as pesticides, and invasive species, and vector-borne disease prevention. The Environmental Stewardship Program shall include a fund to be administered by the Lakeview Community Services Organization (CSO) and a portion of the fund shall be used for SJWA and Lakeview Mountains management items, including feral animal trapping, removal of trash, invasive species removal and enforcement. The Lakeview CSO's budget directed towards the SJWA and Lakeview Mountains interface issues shall be a priority and the appropriate percentage of the Lakeview CSO's fund directed towards the SJWA and Lakeview Mountains will be developed in consultation with the California Department of Fish and Wildlife SJWA Staff and the RCA.

30.EPD. 19

MM BIO 10 MSHCP MIT. FEE

DRAFT

MM Bio 10: The County of Riverside is a participating entity or permittee of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The purpose of the MSHCP is to conserve open space and habitat on a countywide, cumulative basis. Take authorization for the MSHCP was granted by the USFWS and CDFW on June 22, 2004. The County of Riverside will be allowed to utilize its allotted authorized take for projects in compliance with the MSHCP. Compliance with all the MSHCP fee requirements will provide adequate mitigation for potential impacts to the burrowing owl and other species and plant communities determined to be adequately conserved by the MSHCP. To address the impacts associated with the cumulative loss of habitat for special status birds by the loss of habitat, the proposed project shall be conditioned to pay Riverside County MSHCP mitigation fees as set forth under County Ordinance No. 810.2. In order to meet the Reserve Assembly requirements of the MSHCP, the project applicant/owner shall offer the project's open space areas, which include the Lakeview Mountains, areas adjacent to the San Jacinto Wildlife Area and the wildlife corridor, for dedication to the Regional



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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 19 MM BIO 10 MSHCP MIT. FEE (cont.) DRAFT

Conservation Authority prior to grading. The areas to be conserved will be in substantial conformance with or larger than what was outlined in the 2008 JPR.

FLOOD RI DEPARTMENT

30.FLOOD RI. 1 SP SUBMIT WQMP RECOMMND

A preliminary project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to issuance of recommended conditions of approval. The WQMP shall be prepared consistent with the County's MS4 permit requirement in effect at the time the project is submitted.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.)

RECOMMND

Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

A non-implimenting map will not require a VILLAGE REFINMENT PLAN be approved prior to the approval of the non-implimenting map."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of thirty (30) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN or DA, whichever is later. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty five percent (85%) of the maximum amount of dwelling units allowed and fifty (50%) of the minimum required commercial square foot requirements allowed by the SPECIFIC PLAN as most recently amended. ) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - SUBMIT FINAL DOCUMENTS (cont.)                    RECOMMND

include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department                    1 copy
- Department of Environmental Health                1 copy
- Fire Department                                      1 copy
- Flood Control and Water Conservation District    1 copy
- Transportation Department                         1 copy
- County Planning Department in Riverside         3 copies
- City of Perris                                        1 copy
- City of San Jacinto                                 1 copy
- City of Moreno Valley                              1 copy
- Executive Office - CSA Administrator             1 copy
- Clerk of the Board of Supervisors                1 copy
- Any park provider if not the CSA                 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5                    SP - PROJECT LOCATION EXHIBIT                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located and a separate exhibit showing where in the respective VILLAGE it is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 6                    SP - ACOUSTICAL STUDY REQD                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - GEO STUDY REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED (cont.)

RECOMMND

project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 13 SP - ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP - SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15

SP - SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.)

RECOMMND

not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPAS, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPAS, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area);
3. If a VILLAGE REFINEMENT PLAN requires any CEQA analysis beyond an addendum to the EIR;
4. Dwelling unit counts with a Planning Area are proposed that are outside the Flexibility Range as illustrated

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

in Table B.11.5 of the SPECIFIC PLAN; or,

5. As determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of neighboring agricultural 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."

30.PLANNING. 20 SP - PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:



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30. PRIOR TO ANY PROJECT APPROVAL

.30.PLANNING. 20 SP. - PA PROCEDURES (cont.)

RECOMMND

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the

applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) restrict the number of domestic animals (e.g. dogs, cats, and other predatory animals) allowed per residence to two; additionally the property owners association shall enforce this restriction 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, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, d) contain a restriction which limits the number of domestic animals (e.g. dogs, cats, and other predatory animals) allowed per residence to two and requires the property owner's association to enforce this restriction, and e) contain the following provisions verbatim:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: -The association(s) or appropriate management entity shall be responsible for maintaining an approved fire protection/vegetation management (fuel modification) plan for lands adjacent to open space areas (Planning Areas 58, 66, 68, 69, 73, and 81). This helps implement EIR Mitigation Measure Hazards-Fire 6.

- The association(s) is(are) responsible for ensuring that all association maintained landscaping, more specifically association(s) maintained residential front yards and back yards, i.e., private common areas, and in the adjacent public street parkway use recycled water for irrigation and watering.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control.

To implement the mitigation measures of the Environmental Impact Report created for the project (EIR471) the Conditions, Covenants, and Restrictions shall also include and enforce the following provisions:

- The association(s) shall ensure that lighting is not projected into the Conservation Area at either the interface between the development and the MSCHP dedication to the south of the project along the Lakeview Mountains, or between the development and the existing San Jacinto Wildlife Area (SJWA). Street lighting shall be designed with internal baffles to direct the lighting towards the ground and have a zero side angle cut off to the horizon. At the interface with the Lakeview Mountains, street lighting shall be at least 50 feet away from the Conservation Area. North of Ramona Expressway, street

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

Lighting shall be at least 400 feet from the project's proposed conservation areas and at least 500 feet away from the existing SJWA. The shielded lighting and adequate setback shall ensure that there shall be no spillage of lighting into the Conservation Area. The CC&Rs shall restrict the placement and use of lighting on private residential properties, such that individual residences will not direct lighting into the Conservation Area. (MM Bio 1)

- The association(s) shall restrict the number of domestic animals (e.g., dogs, cats, and other predatory animals) allowed per residence to two and require that cats must be kept indoors, and identify that this restriction applies to the areas north of Ramona Expressway adjacent to the SJWA. Additionally the association(s) shall require that dogs must be kept on a leash at all times when walked within the Greenbelt pursuant to Development Standard B.8.e.33, in the February 2009 Specific Plan shall be modified to include language that restricts dogs to trails and a new Development Standard shall be added to require that no trails be located closer than 50 feet from the SJWA as shown below:

33. Signs requiring dogs to be leashed and to be kept on the trails except within the dog park shall be posted along the trails within the Greenbelt.

34. Trails shall be located no less than 50 feet from the wildlife area.

- In order to reduce the potential significant indirect effects of invasive species to Conservation Areas, the Specific Plan will design landscaped areas adjacent to the SJWA and Lakeview Mountains to avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document. Of the 86 species identified in the MSHCP table (see also Appendix D (CD #3) and Appendix C (CD #3) of the Specific Plan), 71 of them will be outright prohibited within the Specific Plan. Of the remaining 15 plants, if used, they shall be placed at least 150 feet from the existing and proposed conservation areas in the Lakeview Mountains and shall not be used within 500 feet of the San Jacinto Wildlife Area and the downstream conservation areas along the San Jacinto River. CC&Rs will be enforced through the Home Owners' Association to exclude 71 invasive species

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

from properties throughout the project and 86 invasive species from properties within the above-prescribed distances from the urban/wildland interfaces. Maintenance of landscaping in these areas will include the removal of invasives that may establish through natural dispersal mechanisms. Such maintenance shall be funded through the Environmental Stewardship Program. (MM Bio 11a)

- In order to reduce the potential significant indirect effects of pesticides and rodenticides to conservation areas, the Environmental Stewardship Program established under MM Bio 11, shall include an Integrated Pest Management (IPM) program. The IPM program will 1) Establish minimum action thresholds for the application of pesticides; 2) Provide educational materials to promote accurate identification of pests by homeowners, so appropriate control decisions can be made in conjunction with action thresholds; 3) Educate homeowners to promote the prevention of pests before infestation occurs; and 4) Recommend thresholds for utilization of control methods. Compliance with the IPM program will be made a requirement of the project Conditions, Covenants and Restrictions, and enforced through the homeowners association. (MM Bio 11b)

- The association(s) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the association(s) shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC & Rs.

-The association(s) or appropriate management entity shall be responsible for maintaining an approved fire protection/vegetation management (fuel modification) plan for lands adjacent to open space areas (Planning Areas 58, 66, 68, 69, 73, and 81). This helps implement EIR Mitigation Measure Hazards-Fire 6.

- The association(s) is(are) responsible for ensuring that all association maintained landscaping, more specifically

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

association(s) maintained residential front yards and back yards, i.e., private common areas, and in the adjacent public street parkway use recycled water for irrigation and watering.

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 25 SP - GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project (i.e.: tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - ACOE CLEARANCE

RECOMMND

Prior to the approval of any implementing project (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28 SP - SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the size of the grading permit being granted. 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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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Nuview Union School District shall be mitigated in accordance with state law."

30.PLANNING. 34 SP - ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1.All monumentation shall be in substantial conformance to the VILLAGE REFINEMENT PLAN for the respective VILLAGE of the SPECIFIC PLAN.

2.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 36 SP - PALEO PRIMP & MONITOR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition ("60 series" = prior to issuance of grading permits) shall be placed on the implementing project:

Based on the Paleontological Resource Assesemt prepared for this development (SP00342), entitled "Paleontological Resource Assessment, The Villages of Lakeview, Riverside County, California", prepared by LSA March 2007, the proposed development's potential to impact paleontological resources is high. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

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30.PLANNING. 36

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

A Paleontological Resource-Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

- 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.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 7.Procedures and protocol for collecting and processing of samples and specimens.
- 8.Fossil identification and curation procedures to be employed.
- 9.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.
- 10.All pertinent exhibits, maps and references.
- 11.Procedures for reporting of findings.
- 12.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.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's

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30.PLANNING. 36 SP.- PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 37 SP - LC LNDSCP COMMON AREA MT RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will

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30.PLANNING. 37 SP - LC LNDSCP COMMON AREA MT (cont.) RECOMMND

occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) \_\_\_\_\_ "

30.PLANNING. 39 SP - LC PARK PLANS REQUIRED RECOMMND

All detailed park plans shall be submitted to and approved by the Planning Department, with consultation from the CSA 146 or similar provider for all park sites. The detailed park plans shall conform with the design criteria of the VILLAGE REFINEMENT PLAN for the respective VILLAGE. All plans must also conform to Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

30.PLANNING. 41 SP - BLD PERM/DWLNG TRK RECOMMND

Prior to the approval of any implementing project, the applicant shall provide a "SP342 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the SPECIFIC PLAN. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the SPECIFIC PLAN. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with

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30.PLANNING. 41 SP - BLD PERM/DWLNG TRK (cont.)

RECOMMND

the established Planning Area development ranges as outlined in Table B.1.2 of the SPECIFIC PLAN. This sheet will also be used to ensure constancy with the separate tracking spread sheet referenced in condition 10.Planning.10 DU/BUILDING PERMIT MATRIX.

This condition cannot be DEFERRED or set to NOT APPLICABLE"

30.PLANNING. 50 SP - \*CNT RES BLD PERM

RECOMMND

This Condition is applied to assist the Planning Department with tracking the build-out of each VILLAGE within the SPECIFIC PLAN.

Each VILLAGE within the SPECIFIC PLAN shall receive a different development level designation when the VILLAGE REFINEMENT PLAN application is filed. All subsequent implementing projects, including any processed concurrently with the VILLAGE REFINEMENT PLAN shall be attached to the development level designation for the corresponding VILLAGE REFINEMENT PLAN. This condition shall be applied to each VILLAGE REFINEMENT PLAN to automatically count the development of all new residential dwelling units for that VILLAGE on the County's Land Management System. Accordingly, this condition will not allow more than          residential dwelling units to be issued within the VILLAGE.

The total dwelling unit count shall be tracked in a separate spreadsheet by the Planning Director or his designee and updated by the applicants for each new project. This is part of the application submittal requirements per the SPECIFIC PLAN.

30.PLANNING. 51 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union High School District shall be mitigated in accordance with state law."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - WTR TANK - MM AESTH 1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Permanent water tank(s) shall be screened using landscaping and paint colors that blend in with the surrounding hills. A combination of earthen berms and landscaping may be used. The landscape screening plans shall be submitted to Eastern Municipal Water District for approval prior to approval of final construction documents for the tank(s).

Any implementing projects that include such facilities shall incorporate this requirement into conceptual and final landscape plans and this condition shall be set to MET. If the implementing project do not include such facilities, this condition shall be set to NOTAPPLY.

30.PLANNING. 56 SP - LS EXPWY - MM AESTH 2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Landscaping shall be provided adjacent to the Garden Village and Town Center Village to address foreground views from Ramona Expressway. The extent and nature of the landscaping shall be reviewed and approved by the County during the Village Refinement Process for these villages. The Village Refinement Process is detailed in Section B.11 of The Villages of Lakeview Specific Plan, Alternative 7 and shall occur prior to, or concurrent with, the first subdivision within a village. The landscaping shall include drought-tolerant, low groundcover and shrubs with mulch or rock to provide an attractive ground plain. Trees shall be grouped to create a row between Ramona Expressway and any residential units consistent with MM AQ 5.

Any implementing projects that are located within the Garden Village and Town Center adjacent to Ramona Expressway shall incorporate this requirement into conceptual and final landscape plans. If the implementing project is not located within the Garden Village and Town Center adjacent to Ramona Expressway, this condition shall be set to NOTAPPLY.

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 57

SP - HANSEN LS - MM AESTH 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The landscaping of the school and residential uses within the Hansen Avenue area shall include the preservation of existing mature trees, to the extent feasible, and the use of white split rail fences. The preservation of the trees shall be confirmed at the approval of the Village Refinement Plan (detailed in Section B.11 of the Specific Plan) for the Garden Village and finalized prior to Final Inspection of last adjacent residential unit. If the 24 existing trees along the entry to the horse ranch cannot be preserved, then they shall be replaced within the planned park at a ratio of 1:1 by the planting of new 36-inch box trees of the same species as the mature trees being removed. The Multi-Purpose Community Trail along Hansen and Wolfskill Avenues and Poppy Road shall also include trees spaced to the extent feasible so as not to block views and shall also incorporate the use of white split-rail fences. Prior to grading permits, landscape plans shall be submitted to the Building Department for approval. Construction of trail and landscaping shall occur commensurate with adjacent implementing tracts and finalized prior to Final Inspection of last adjacent residential unit. Construction of the park elements shall be completed as required per unit number triggers in the Specific Plan (No. 342) as reflected in the Parkland Tracking Report. The Parkland Tracking Report shall be accompanied with the Village Refinement Plan and shall occur prior to, or concurrent with, the first subdivision within a village as detailed in Section B.11 of the Specific Plan.

Any implementing projects that are located adjacent to Hansen Avenue or that would trigger the Village Refinement Plan for the Garden Village shall incorporate this. If the implementing project is not located adjacent to Hansen Avenue or the Garden Village, this condition shall be set to NOTAPPLY.

30. PLANNING. 58

SP - WOLFSKLL/POPPY-MM AESTH 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,



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30.PLANNING. 58

SP - WOLFSKLL/POPPY-MM AESTH 4 (cont.)

RECOMMND

(plot plan, etc.), the following condition shall be placed on the implementing project:

Grading plans for the portions of the site which abut Wolfskill Avenue or Poppy Road, shall be reviewed by the Building Department to ensure that slopes which are higher than existing roads are no higher or longer than the Conceptual Grading Diagram in Specific Plan 342 indicates. Building layouts and setbacks shall also be reviewed to ensure that some views over or between proposed buildings are maintained along Wolfskill Avenue. Some means of achieving the intent of this mitigation may include, but are not limited to: reduced-height homes along the frontage with existing local roads, larger setbacks, stepped grading, etc.

Any implementing projects that are located adjacent to Wolfskill Avenue or Poppy Road shall incorporate this condition. If the implementing project is not located adjacent to Wolfskill Avenue or Poppy Road, this condition shall be set to NOTAPPLY.

30.PLANNING. 59

SP - AG SETBK - MM AG2/LU2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce potential significant adverse impacts due to incompatibility between agricultural uses and proposed development, proposed residences, and school buildings shall be setback 300 feet from the location of any of the following active agricultural uses: corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock pens. This setback shall not apply to areas of the project where Ramona Expressway intervenes between active agriculture and proposed development. The 300-foot setback may include public road rights-of-way, parking lots, and service or maintenance areas. A temporary 300-foot setback shall also be maintained between occupied project-related buildings and any of the existing on-site or adjacent active corrals, chicken houses, dairy waste ponds, manure stockpiles, or commercial livestock pens that are located in a later phase of project development and that may continue to operate while earlier phases of

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30.PLANNING. 59                    SP - AG SETBK - MM AG2/LU2 (cont.)                    RECOMMND

development are built. The temporary setback requirement shall expire when the applicable onsite use is discontinued and the planned residential and school development may then occur in the previous setback area.

Any implementing projects that are located adjacent to any such uses shall incorporate this condition. If the implementing project is not located adjacent to any such uses, this condition shall be set to NOTAPPLY.

30.PLANNING. 60                    SP - AG NOTICE - MM AG 3                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All owners or renters of residential units in the project shall be provided with a recorded deed disclosure or similar written notice prior to the completion of a residential purchase transaction or a lease. The notice shall inform new residents that existing agricultural uses near the project area may create nuisances such as flies, odors, dust, and chemical spraying. This form of the disclosure shall be approved by the County during the review and approval of the first tentative map for the project and shall be supplied to a residential property purchaser or renter by the Master Developer, Master Developer's agent or the Master Developer's successors in interest or assignees, including any purchaser of residential property within the project area.

30.PLANNING. 61                    SP - CONST EQUIP MNT - MM AQ 1                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune as required by and compared against the manufacturers' specifications applicable to each piece of equipment to the satisfaction of the Department of Building and Safety. Equipment maintenance records and equipment design

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61            SP - CONST EQUIP MNT - MM AQ 1 (cont.)            RECOMMND

specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety.

30.PLANNING. 62            SP - CONST TIER 3 - MM AQ 2            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During grading phases, all project developers shall use construction equipment (i.e., scrapers, dozers, and tractors/loaders/backhoes) that is United States Environmental Protection Agency (USEPA) Tier 3 certified. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit. For all other off-road equipment with engines rated at 75 horsepower or greater, no construction equipment will be used that is less than Tier 2 at the commencement of construction (2016), less than Tier 3 starting in construction year 5 (2020), less than Tier 4 Interim starting in construction year 10 (2025), and Tier 4 Final starting in construction year 15 (2030). An exemption from these requirements may be granted by Riverside County in the event that the applicant documents that (1) equipment with the required tier is not reasonably available (e.g., reasonability factors to be considered include those available within Riverside County within the scheduled construction period), and (2) corresponding reductions in criteria pollutant emissions are achieved from other construction equipment.

30.PLANNING. 63            SP - CONST POWER - MM AQ 3            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Where economically and physically feasible, project developers shall use electricity from power poles instead of temporary diesel or gasoline powered generators. Feasibility shall be determined by the Department of Building and Safety's Grading Division prior to issuance of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63            SP - CONST POWER - MM AQ 3 (cont.)            RECOMMND  
grading permits.

30.PLANNING. 64            SP - CONST IDLING - MM AQ 4            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All project developers shall minimize vehicle and truck idling time during construction through the implementation of traffic control measures (e.g., including turn lanes during construction activities, scheduling of construction activities to minimize congestion, parking configuration to minimize traffic interference). Prior to issuance of grading permits, a traffic control plan detailing the traffic control measures shall be reviewed and approved by the Department of Building and Safety's Grading Division.

30.PLANNING. 65            SP - EXPWY LS - MM AQ 5            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The applicant or its successor shall install tiered vegetative landscaping, which shall include trees with finely needled leaves, like Deodar, between Ramona Expressway/Mid-County Parkway and any residential unit located within 500 feet of Ramona Expressway/Mid County Parkway on the project site. The tiered vegetation shall extend at least 164 feet (50 meters) laterally on either side of the project site. It shall be maintained as part of the residential community landscaping areas. Landscape plans shall be reviewed and approved by the County.

Any implementing projects that are located within 500 feet of Ramona Expressway/Mid County Parkway shall incorporate this requirement into conceptual and final landscape plans. If the implementing project is not located within 500 feet of Ramona Expressway/Mid County Parkway, this condition shall be set to NOTAPPLY.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66            SP - EXPWY HVAC - MM AQ 6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO THE FINAL INSPECTION OF BUILDING PERMITS, The applicant or its successor shall install an air filtration system on any Heating, Ventilation, and Air Conditioning (HVAC) system within any residential unit located within 500 feet of Ramona Expressway/Mid County Parkway on the project site. The air filtration system shall achieve a reduction of at least 80 percent of the particulate matter emissions, such as can be achieved with a Minimum Efficiency Reporting Value 13 ("MERV-13") air filtration system. For rental units within 500 feet of the Ramona Expressway/Mid County Parkway on the project site, the owner/property manager shall maintain the air filtration system on any HVAC in accordance with the manufacturer's recommendations. For residential owned units within 500 feet of Ramona Expressway/Mid County Parkway on the project site, the homeowner's association (HOA) shall incorporate requirements for long-term maintenance of the air filtration system on any HVAC in the HOA's Covenant, Conditions, and Restrictions.

This condition shall apply to any implementing projects that are located within 500 feet of Ramona Expressway/Mid County Parkway. If the implementing project is not located within 500 feet of Ramona Expressway/Mid County Parkway, this condition shall be set to NOTAPPLY.

30.PLANNING. 67            SP - MIN GRADING - MM AQ 7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Project developers shall minimize grading, earth-moving, and other energy-intensive construction practices.

30.PLANNING. 68            SP - SCAQMD SOON - MM AQ 8

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30.PLANNING. 68 SP - SCAQMD SOON - MM AQ 8 (cont.)

RECOMMND

on the implementing project:

The project developers will encourage construction contractors to apply for SCAQMD "SOON" funds for construction equipment.

30.PLANNING. 69 SP - DUST CONTROL - MM AQ 9

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of grading or building permit, the project proponent shall submit a Fugitive Dust Control Plan to South Coast Air Quality Management District (SCAQMD) for review and approval. The Fugitive Dust Control Plan shall reduce emissions, during construction of particulate matter that is 10 microns or less and 2.5 microns or less in diameter (PM10 and PM2.5). The Fugitive Dust Control Plan shall include:

1.Name(s), address(es), and phone number(s) of person(s) responsible for the preparation, submission and implementation of the plan.

2.Identification of a dust control supervisor that has completed the SCAQMD Fugitive Dust Control Class.

3.Description and location of operation(s).

4.Listing of all fugitive dust emissions sources included in the operation.

5.The following dust control measures shall be implemented:

-Maintain daily records to document the specific dust control actions taken

-Implement Table 2 of Rule 403 at all times and actions specified in Table 3 of Rule 403 when applicable.

-Install and maintain project signage with project contact person that meets the minimum standards of Rule 403 Implementation Handbook.

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30.PLANNING. 69 SP - DUST CONTROL - MM AQ 9 (cont.)

RECOMMND

-Suspend all excavating and grading operations when wind gusts (as instantaneous gusts) exceed 25 mph.

-Apply water at least three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.

-To prevent trackout, pave construction roadways as early as possible; install gravel pads; install wheel shakers or wheel washers, and limit site access.

-When sweeping streets to remove visible soil materials, use SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks.

-Limit soil disturbance to the amounts analyzed in the Final EIR.

-Replace ground cover in disturbed areas as quickly as possible.

-All roadways, driveways, sidewalks, etc., to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

-All haul trucks hauling soil, sand and other loose materials on public roads shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

-Where feasible, use bedliners in bottom-dumping haul vehicles.

-Traffic speeds on unpaved roads shall be limited to a maximum of 15 miles per hour.

-Require the application of non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).

-Other fugitive dust control measures as necessary to comply with SCAQMD Rules and Regulations.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - TRUCK ROUTES - MM AQ 10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

During construction, project developers shall have truck routes clearly marked with trailblazer signs, so trucks will not enter residential areas.

30.PLANNING. 71 SP - ARCH COAT - MM AQ 11

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall, where feasible:

-Use coatings and solvents with a VOC content lower than that required under SCAQMD Rule 1113.

-Construct or build with materials that do not require painting.

-Require the use of pre-painted construction materials.

30.PLANNING. 72 SP - MIKE LANE - MM LU 2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce potential land use density/intensity conflicts between existing rural residences on Mike Lane and future adjacent residential homes, a sight line study or evidence showing avoidance as feasible of views from proposed residences into existing homes on Mike Lane shall be submitted at the time of Tract Map submittal, or as otherwise approved by the Planning Director. Conflicts associated with potential views from proposed residences into existing homes on Mike Lane may be avoided through use of various means including but not limited to: location of windows and balconies, landscaping, walls, elevation differences, or setbacks for proposed buildings within the proposed project.



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30.PLANNING. 72            SP - MIKE LANE - MM LU 2 (cont.)

RECOMMND

This condition shall apply to any implementing projects that are located adjacent to Mike Lane. If the implementing project is not located adjacent to Mike Lane, this condition shall be set to NOTAPPLY.

30.PLANNING. 73            SP - PUBLIC ART - MM LU 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To eliminate inconsistencies with General Plan Policy LU.4.1, which encourages public art, and to provide a mechanism for interpretation of some of the historic land uses of the project site, public art and/or historic interpretation art or exhibits, shall be incorporated into the project in a minimum of three locations. At least one exhibit will focus on the project site's prehistoric archaeological resources and interpretation at a location(s) to be determined at a later date, depending on subject matter.

The above requirement shall be incorporated into Village Refinement Plans as they are required.

30.PLANNING. 74            SP - HANSEN NOISE1 - MM NOI 1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Ground-floor outdoor active use areas along and fronting Hansen Avenue require a barrier with a minimum height of 6 feet aboveground. This barrier can consist of earthen berm, concrete block, or Plexiglas along the property line or along the perimeter of each individual backyard.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 75

SP - HANSEN NOISE2 - MM NOI 2

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Building facades enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn are required for bedrooms associated with frontline residential dwelling units along and fronting Hansen Avenue.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

30.PLANNING. 76

SP - HANSEN NOISE3 - MM NOI 3

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All frontline bedrooms/living rooms/family rooms along Hansen Avenue shall be equipped with a mechanical ventilation system such as air-conditioning.

This condition shall apply to any implementing projects that are located adjacent to Hansen Avenue. If the implementing project is not located adjacent to Hansen Avenue, this condition shall be set to NOTAPPLY.

30.PLANNING. 77

SP - INT NOISE WALL - MM NOI 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Roadway segments within the project boundary shall be required to have a 6-foot sound wall, mechanical ventilation, and/or building facades enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn for bedrooms associated with frontline residential dwelling units in the locations specified in the Noise Impact Analysis (Noise, pp. 3 and 40).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77            SP - INT NOISE WALL - MM NOI 4 (cont.)            RECOMMND

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 3 and 40). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 78            SP - EXT NOISE WALL - MM NOI 5            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Ground-floor outdoor active use areas in locations specified in the Noise Impact Analysis require a barrier with a minimum height of 8 feet aboveground (Noise, pp. 3 and 41). This barrier can consist of earthen berm, concrete block, or Plexiglas along the property line or along the perimeter of each individual backyard.

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 79            SP - INT NOISE BLDG - MM NOI 6            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Building facade enhancements that reduce the interior noise level to meet the County standard of 45 dBA Ldn are required for bedrooms in units along and fronting the areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41).

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 3 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 80                    SP - INT NOISE HVAC - MM NOI 7                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

All frontline bedrooms (i.e., bedrooms with windows facing the street) in the locations specified in the Noise Impact Analysis (Noise, pp. 4 and 41) require a mechanical ventilation system, such as air-conditioning.

This condition shall apply to any implementing projects that are located in areas specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 81                    SP - SCHOOL NOISE - MM NOI 8                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A public park and a K-8 school are required to have an 8-foot high sound wall along the property line as specified in the Noise Impact Analysis (Noise, pp. 4 and 41), subject to the detailed design of the outdoor open space areas for these facilities.

This condition shall apply to any implementing projects that include the school sites specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 82                    SP - EXPWY NOISE - MM NOI 9                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

As specified in the Noise Impact Analysis, sound walls of 6 feet to 14 feet in height are required to ensure that noise levels for future residences or other sensitive receptors would not exceed acceptable levels under County standards.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 82

SP - EXPWY NOISE - MM NOI 9 (cont.)

RECOMMND

(Noise, pp. 4 and 41) The final location and height of the sound wall required shall be approved by the County Department of Environmental Health once the grading information for the frontline lots along Ramona Expressway is available. To accommodate phasing, an acoustical impact analysis shall be submitted with the required acoustical review application form and fees to the County Department of Environmental Health for each implementing development project (i.e. tentative tract maps, site plans) that will have residential lots fronting Ramona Expressway. Each analysis shall include a determination of the location, height, and materials of the sound walls needed for that specific implementing development project to ensure that the 65 dBA exterior standard for sensitive receptors is met. The sound walls for each implementing development project shall be constructed prior to the issuance of the first certificate of occupancy within each implementing development project with residential lots fronting Ramona Expressway.

This condition shall apply to any implementing projects located adjacent to Ramona Expressway and as specified in the Noise Impact Analysis (Noise, pp. 4 and 41). If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 83

SP - HUNTING - MM NOI 10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To inform future residents of THE VILLAGES OF LAKEVIEW that hunting is allowed in the San Jacinto Wildlife Area, and of their proximity to said hunting, which may cause loud intermittent noises from gunshots, a disclosure statement shall be provided to prospective buyers prior to the purchase of homes within the proposed project. A copy of the California Department of Consumer Affairs' Bureau of Real Estate White Report shall be given to Riverside County Planning Department that the sales staff/escrow officers for each housing area being sold include such notification prior to Final Inspection.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 84 SP - CONST MUFFLER - MM NOI 11 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

30.PLANNING. 85 SP - CONST LOCAT - MM NOI 12 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project contractor shall place all stationary construction equipment so that emitted noise is directed away from existing off-site residences to the west of the site.

30.PLANNING. 86 SP - CONST STAGING - MM NOI 13 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the west of the site during all project construction.

30.PLANNING. 87 SP - CONST GEN - MM NOI 14 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, such generator shall have maximum noise muffling capacity and be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 87            SP - CONST GEN - MM NOI 14 (cont.)            RECOMMND

...located as far as technically feasible from noise-sensitive  
uses.

30.PLANNING. 88            SP - CONST IDLING - MM NOI 15            RECOMMND

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

To minimize noise from idling engines, all vehicles and  
construction equipment shall be prohibited from idling in  
excess of three (3) minutes when not in use.

30.PLANNING. 89            SP - CONST BARRIER - MM NOI 16            RECOMMND

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

Provide portable barriers for high-noise activities (e.g.,  
dumping of ballast materials) taking place adjacent to  
existing sensitive receptors. The barriers should be placed  
near the mass-producing equipment, between the noise source  
and the receptors. These barriers may be constructed on  
site from 4 feet by 8 feet sheets of marine plywood  
(minimum 1-inch thick) or 1 1/8 inch tongue-in-groove  
subfloor, backed with 3.5-inch-thick R-11 fiberglass  
insulation for sound absorption. Several such panels may be  
hinged together in order to be self-supporting and to  
provide a continuous barrier.

This condition shall apply to any implementing projects  
that are located adjacent to existing residential uses or  
other noise sensitive land uses. If the implementing  
project is not located in these areas, this condition shall  
be set to NOTAPPLY.

30.PLANNING. 90            SP - BLAST NOTICE - MM NOI 17            RECOMMND

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 90 SP - BLAST NOTICE - MM NOI 17 (cont.)

RECOMMND

The developer shall notify neighboring residents within 0.25 mile of any areas that will require blasting regarding the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five (5) working days prior to anticipated blasting activities.

30.PLANNING. 91 SP - MWD/EMWD ACCESS - MM UT 1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall implement reasonable and feasible measures that maintain access to all existing on-site water conveyance and related facilities owned and operated by the Metropolitan Water District of Southern California (MWD) or the Eastern Municipal Water District (EMWD) for facility or right-of-way maintenance or repair purposes. The project shall submit preliminary engineering design drawings or plans to MWD or to EMWD, as applicable, for review and comment prior to constructing any project improvement, including but not limited to recreational facilities and storm drain plans, located within the right-of-way for any existing on-site water conveyance or related facility owned or operated by either agency. All submittals to either agency shall clearly identify the applicable water facilities and rights-of-way and the proposed construction within the rights-of-way. No construction within an existing on-site MWD or EMWD water facility right-of-way shall proceed until agency review and approval from the MWD's Board of Directors has been received by the project. The project shall incorporate comments received from MWD or EMWD regarding a proposed project activity within an existing water facility right-of-way to the maximum extent feasible.

This condition shall apply to any implementing projects that are located on areas currently utilized for MWD or EMWD access or areas located adjacent to MWD or EMWD facilities. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92 SP - UNDERGROUNDING1 - MM UT 3

RECOMMND

~~Prior to~~ Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to recordation of a final map for a parcel located within the Specific Plan area by the County, the applicant seeking the final map approval shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County and SCE standards and the County's Capital Improvement Policy.

30.PLANNING. 93 SP - UNDERGROUNDING2 - MM UT 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Tentative tract maps for parcels within the Specific Plan area shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground.

30.PLANNING. 94 SP - RELOCATE LINES - MM UT 5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The contractor shall temporarily relocate existing overhead electrical distribution facilities, as necessary to maintain service to existing electrical users, while grading and installing any underground electrical systems within the Specific Plan area that require the temporarily relocation of existing overhead electrical distribution facilities, subject to the approval, if necessary, of all applicable local, regional and utility companies.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 95 SP - GAS SERVICE - MM UT 6

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall implement reasonable and feasible measures to ensure that gas service remains available to all existing customers that could be affected by project construction of new or replacement gas lines within the Specific Plan area.

30.PLANNING. 96 SP - GAS FACILITIES - MM UT 7

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A chain link fence (or other facility as approved by the Riverside County Planning Department) shall be installed around the existing Southern California Gas Company natural gas pressure control facility located on Davis Road to protect the facility during project construction. The project shall implement reasonable and feasible measures to ensure that Southern California Gas Company maintains access to the facility and to the existing 36-inch gas line that connects with the pressure control facility for ordinary and customary maintenance, repair and other services. Prior to the commencement of grading within the existing 36-inch gas pipeline easement in the Specific Plan area, the project shall obtain a "permission to grade" letter or functionally similar written permission from Southern California Gas Company confirming that the grading activity will not adversely affect the pipeline.

This condition shall apply to any implementing projects that are located on areas where the pipeline easement exists or areas adjacent to the easement or other facilities. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

30.PLANNING. 97 SP - CONST WASTE - MM UT 8

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 97 SP - CONST WASTE - MM UT 8 (cont.)

RECOMMND

on the implementing project:

The project shall recycle, reuse, and reduce the amount of construction and demolition waste materials (i.e., concrete, asphalt, wood, etc.) subject to landfill disposal to the extent feasible and in compliance with applicable County requirements. The project shall submit Waste Recycling Plan for approval by the Riverside County Waste Resources Department and the Riverside County Department of Building and Safety prior to the issuance of building permits. The plan reporting procedures must be approved by the Riverside County Waste Resources Department, and reports submitted to the Riverside County Building and Safety Department prior to the issuance of a certificate of occupancy for an applicable structure.

30.PLANNING. 98 SP - GREEN RECYC - MM UT 9

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The Homeowners Association established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. Homeowners shall be notified of such in the CC&Rs.

30.PLANNING. 99 SP - MF WASTE - MM UT 10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to issuance of a building permit for any multi-unit (five or more units) residential, commercial, or industrial facility, the project shall obtain written confirmation

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 99            SP - MF WASTE - MM UT 10 (cont.)            RECOMMND

from the from Riverside County Waste Resources Department that sufficient recycling collection and loading facilities as required by state and local laws and regulations have been incorporated into the design of each facility.

30.PLANNING.100            SP - FRNT YD TREES - MM GHG 1            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all single family residential building permits that three trees are planted per single family residence (i.e. one more tree than required) where planting is feasible based on front yard area/setbacks.

30.PLANNING.101            SP - APPLIANCES - MM GHG 2            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before residential building permits final inspection that where appliances are offered by residential project developers, Energy Star-rated appliances (or other equivalent technology) for clothes washers, dish washers, refrigerators, and fans shall be installed in the residences.

30.PLANNING.102            SP - LIGHTING - MM GHG 3            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all residential and non-residential building permits that high efficiency light bulbs and lighting fixtures are installed in residential and non-residential buildings. High efficiency light bulbs include compact florescent lamps (CFLs), light emitting diodes (LED), and other light bulbs that provide an energy efficiency of at least 75% compared to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.102 SP - LIGHTING - MM GHG 3 (cont.)

RECOMMND

traditional incandescents.

30.PLANNING.103 SP - TRANS DMD MGMT - MM GHG 4

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Transportation Demand Management - Neighborhood Site Enhancements, including:

-The County shall verify before issuance of non-residential building permits that the project provides bicycle parking in recreation, commercial, and public use areas; and

-The County shall verify before issuance of all building permits that the project includes pedestrian access system integrated into the design of the community to encourage pedestrian travel as an alternative to automobile travel, as specified in the SPECIFIC PLAN and any VILLAGE REFINEMENT PLAN.

30.PLANNING.104 SP - CARPOOL - MM GHG 5

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers will include program(s) that will promote carpooling on the project site. Programs may include programs with the following Characteristics:

-A ride matching assistance program provided by the Home Owner Association (HOA) or other organization that will include ride matching through its website and/or social media site and/or advertisements in community common areas

-A school trip matching via the HOA, Parent Teacher Association (PTA), or other organization and the schools to match local students together for potential carpools through the HOA, PTA, and school website and/or social media site and/or promotion at the local schools

-A work commute trip reduction program for on-site employment that may include employer carpooling promotion, employer ride-matching assistance, preferential carpool parking on-site, promotion of employer flexible work

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.104 SP - CARPOOL - MM GHG 5 (cont.) RECOMMND

schedule, employer vanpool assistance, and on-site bicycle end-trip facilities including bicycle parking.

30.PLANNING.105 SP - EV CHARGIN - MM GHG 6 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of all residential and non-residential building permits that:

- Garages in single family homes are wired with a 240 kV outlet, suitable for future electric car charging devices or service;
- One electric vehicle charging station is installed for every 15 multi-family dwelling units;
- Commercial uses to have electric vehicle charging stations for at least 2% of all parking spaces; and
- One 240 kV outlet is installed in the vicinity of every loading dock.

30.PLANNING.106 SP - NATURAL VEG - MM GHG 7 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To the extent feasible, project developers shall landscape to preserve natural vegetation and maintain watershed integrity.

30.PLANNING.107 SP - TITLE 24 - MM GHG 8 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of building permits that buildings comply with Title 24 Building Energy Efficiency Standards, which includes energy-efficient design practices such as high-performance glazing, Energy Star compliant systems, radiant heat roof barriers (including but not limited to high-albedo white

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30.PLANNING.107 SP - TITLE 24 - MM GHG 8 (cont.)

RECOMMND

thermoplastic polyolefin roof membrane), high-efficient HVAC with hot-gas reheat, insulation on all pipes, programmable thermostats, solar access, shading of HVAC systems from direct sunlight, use of formaldehyde-free insulation, use of recycled-content gypsum board, sealed ducts, orientation of building and incorporation of landscaping to maximize passive solar (heating during cool seasons, and minimize heat gain during hot season), and designs that take advantage of prevailing winds.

30.PLANNING.108 SP - REFRIGERANTS - MM GHG 9

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The County shall verify before issuance of commercial building permits that chlorofluorocarbon refrigerants are not used in commercial buildings.

This condition shall apply to any implementing projects that are non-residential. If the implementing project is residential, this condition shall be set to NOTAPPLY.

30.PLANNING.109 SP - DAYLIGHT DSGN - MM GHG 10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall site and design buildings to take advantage of daylight where feasible and consistent with building purpose.

30.PLANNING.110 SP - FLEET VEHICLE - MM GHG 10

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage service fleet vehicles to be powered with alternative fuel technology where readily available and economically comparable to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.110 SP - FLEET VEHICLE - MM GHG 10 (cont.) RECOMMND

conventional fuel, as determined by the individual project developers.

30.PLANNING.111 SP - TRANSIT HUBS - MM GHG 12 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall designate at least two hubs in the village centers on both sides of the Ramona Expressway, or the Mid County Parkway, that would be accessible by local and regional transit routes and community multi-modal paths and trails. These hubs will include with pedestrian, bicycle, and parking facilities for off-site transit connection service and will be sized based on a demand study conducted by the project developer. Details of these centers shall be provided at a time of development and take into consideration surrounding uses and parking spaces determined by a parking study.

30.PLANNING.112 SP - MULTIMOD DSGN -MM GHG 13 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide multiple travel options for residents, workers, and visitors through a comprehensive multi-modal network including, but not limited to, transit, paths, trails, and connections integrated into the overall circulation network.

30.PLANNING.113 SP - HUB CONNECT - MM GHG 14 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall ensure that higher density residential (14 dwelling unit per acre and above), commercial and offices and other high-demand uses provide connection through the Transportation Management



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.113            SP - HUB CONNECT - MM GHG 14 (cont.)            RECOMMND

Association measures to transit hubs:

This condition shall apply to any implementing projects that are greater than 14 dwelling units per acre or have commercial or office uses. If the implementing project is residential less than 14 dwelling units per acre, this condition shall be set to NOTAPPLY.

30.PLANNING.114            SP - TRANSIT ASSOC - MM GHG 15            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers will establish a Transit Management Association, such as through a homeowners association, to promote, manage, and monitor transit and mobility services and infrastructure, such as through distributing information to homeowners on transit options or through posters to inform the public.

The above requirement shall be satisfied prior to any mixed use or commercial building permit or prior to the issuance of the 1,500th residential building permit (see condition 100.PLANNING.02)

30.PLANNING.115            SP - TRANSIT FUEL - MM GHG 16            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall promote alternative fuels for transit system, if available, such as by asking that transit providers use alternative fuels.

30.PLANNING.116            SP - ALT FUEL - MM GHG 17            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of best feasible

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.116            SP - ALT FUEL - MM GHG 17 (cont.)            RECOMMND

... alternative fuel technology to be used in homeowners association, refuse fleet, and other community service vehicles, such as through making preferential parking available.

30.PLANNING.117            SP - PARKING PLAN - MM GHG 18            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide a framework, such as by studying and supplying the amount of parking generated for expected uses, for a community-wide parking plan that is based on parking demand and need.

The above requirement shall be satisfied prior to any mixed use or commercial building permit.

30.PLANNING.118            SP - PREF PARKING - MM GHG 19            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Non-residential project developers shall provide preferential parking for carpool, shared, and alternatively fueled vehicles (e.g., electric, and hydrogen). Non-residential uses to have at least one preferred parking spot for every 100,000 square feet of gross-leasable areas.

This condition shall apply to any implementing projects that are non-residential. If the implementing project is residential, this condition shall be set to NOTAPPLY.

30.PLANNING.119            SP - BROADBAND - MM GHG 20            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall install broadband infrastructure or other communication technologies that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.119 SP - BROADBAND - MM GHG 20 (cont.) RECOMMND

encourage telecommuting and working from home.

30.PLANNING.120 SP - TRAFFIC CALM - MM GHG 21 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall integrate traffic calming measures into the community-wide circulation network to promote reduced speeds and encourage pedestrian and bicycle trips.

30.PLANNING.121 SP - SIDE/CRSSWLK - MM GHG 22 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide as part of the Specific Plan standard, and consistent with County requirements and limitations, sidewalks and crosswalks at all streets (along with general pedestrian connectivity throughout project) to encourage pedestrian traffic and offer an alternative to vehicle trips.

30.PLANNING.122 SP - MULTI TRAIL - MM GHG 23 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall construct a multi-purpose internal trail system that includes off-road bikeways within the street right-of-way (paseos) and within a greenway system per the Specific Plan Exhibit B.8-18B - Trails Plan.

This condition shall apply to any implementing projects where a trail is designated within or adjacent to the project boundaries. If the implementing project is not located in these areas, this condition shall be set to NOTAPPLY.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.123            SP - CNG/HYB VEHIC - MM GHG 24            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The Transit Management Association shall work with automotive dealers to help promote CNG electric and hybrid electric vehicles, such as requesting that dealers offer incentive programs to residents and employees of the project.

30.PLANNING.124            SP - PATIO/FIREPLC - MM GHG 25            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall offer natural gas or propane hookups, electrical outlets on patios, and prohibit wood-burning fireplaces.

30.PLANNING.125            SP - RENEW ELEC - MM GHG 26            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall produce or cause to be produced renewable electricity, or secure GHG offsets or credits recognized or validated by the California Air Resources Board or the South Coast Air Quality Management District, that is equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than a 2-kilowatt (kW) solar panel installation for every single-family residence, and for every 1,600 square feet of non-residential roof area available for solar panels, on the project site. Offsets will be used as a backup for solar up to the equivalent of 2.0kW if the single-family residence is not build with a solar power system. This shall not apply to multi-family residences.

This condition shall apply to any implementing single-family residence and for any non-residential development with greater than 1,600 square feet of roof

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.125 SP - RENEW ELEC - MM GHG 26 (cont.) RECOMMND

area. If the implementing project is multi-family residential or non-residential with less than 1,600 square feet of roof area, this condition shall be set to NOTAPPLY.

30.PLANNING.126 SP - SINGLE-FAM PV - MM GHG 27 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall provide all single-family homebuyers with the option to include a photovoltaic array system as a home design feature.

This condition shall apply to any implementing single-family residence. If the implementing project is multi-family residential or non-residential, this condition shall be set to NOTAPPLY.

30.PLANNING.127 SP - POOL/SPA HEAT - MM GHG 28 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall equip a minimum of 70 percent of public and community pools and spas with active solar water heating systems where heating is necessary or desired.

This condition shall apply to any implementing project that includes such public and community pools and spas. If the implementing project does not include these facilities, this condition shall be set to NOTAPPLY.

30.PLANNING.128 SP - POOL/SPA CVR - MM GHG 29 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of removable covers for pools and spas through public awareness

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.128 . SP - POOL/SPA CVR - MM GHG 29 (cont.) RECOMMND

information regarding accidental drownings or other injuries provided by homeowners associations. ("Automatic" covers may result in accidental drownings or other injuries; efficient pumps and motors for pools and spas are already required under applicable Building Energy Efficiency Standards (Cal. Code Regs., Title 24, Part 6 °° 110.3, 110.4, 110.5) and Title 20 Standards (Cal. Code Regs., Title 20 °° 1605.1(g), 1605.3(g)).

30.PLANNING.129 SP - RECYC WATER - MM GHG 30 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall use recycled water for irrigation of 50 percent of commercial landscape areas, if available.

30.PLANNING.130 SP - LS SPECIES - MM GHG 31 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall use, as part of the Specific Plan standard, native species and drought tolerant species for a minimum of 50 percent of the ornamental plant palette in non-turf areas for all commercial, industrial, common, and public areas, and residential front-yard landscaping to minimize water demand.

30.PLANNING.131 SP - LS EQUIP - MM GHG 32 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall encourage use of electric landscape maintenance equipment for public common areas maintained by the homeowner's association (HOA).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.132

SP - STREET GRND CV - MM GHG 33

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project shall include in street design proposals for County review technically feasible (given expected future uses) and legally feasible (given applicable ordinances and other requirements) street designs that include groundcovers or other measures to reduce use of concrete and asphalt.

30.PLANNING.133

SP - COOL PAVEMENT - MM GHG 34

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project developers shall install cool pavements if approved by Caltrans and County Roads to roadway uses, provided that road installation and maintenance durability and costs are comparable to existing approved roadway materials.

30.PLANNING.134

SP - WEBSITE - MM GHG 35-39

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project applicant or its successors or the HOA shall maintain a Villages of Lakeview Community website that includes, but is not limited to, information about:

-greenhouse gas (GHG) reduction opportunities to help educate project residents, as well as schools, other agencies, and businesses with facilities on the project site.

-rebates and low-interest loans to residents that make energy-saving improvements to their homes.

-the air quality and greenhouse gas benefits of electric landscape maintenance equipment.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.134 SP - WEBSITE - MM GHG 35-39 (cont.)

RECOMMND

-educational information on energy and water conservation and efficiency for project residents, customers, tenants, and large energy users.

-energy conservation and financial incentive programs, and about potential energy technology systems that may be suitable for larger commercial and institutional users such as combined heat and power systems.

30.PLANNING.138 SP - NATIVE AMERICAN MONITORS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for Native American monitoring during grading activities.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

30.PLANNING.139 SP - DA DEV AGMT FEE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.139 SP - DA DEV AGMT FEE (cont.)

RECOMMND

on the implementing project:

Pursuant to provisions within the DEVELOPMENT AGREEMENT, the Project shall be subject to a Development Agreement fee (the "DA Fee") in the amount of \$1,000 per dwelling unit. The amount of the DA Fee shall increase on the fifth, tenth, fifteenth, twentieth and twenty-fifth anniversary of the Effective Date to \$1,100, \$1,200, \$1,300, \$1,400 and \$1,500, respectively. The DA Fees collected by the County shall be used by the County in its sole discretion. One-third (33%) of the DA Fee shall be spent in the Lakeview/Nuevo area surrounding the Project. The remaining two-thirds (67%) of the DA Fee shall be used by the County in the Supervisorial District in which the Project is located.

30.PLANNING.140 SP - DA PRESERVE AG SPACE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Pursuant to provisions within the DEVELOPMENT AGREEMENT, Planning Areas 41a, 48 and 49, as documented in the Specific Plan for the Project, have been designated for agricultural uses. When recording a final map that includes any portion of Planning Areas 41a, 48, and 49, the applicant or their successor in interest shall grant a conservation easement, in perpetuity, over those Planning Areas to the County, or another suitable not-for-profit entity or public agency, acceptable to the County, for purposes of ensuring that the Planning Areas remain in agricultural use or as permanent open space.

30.PLANNING.141 SP - DA REGIONAL TRAILS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Pursuant to provisions within the DEVELOPMENT AGREEMENT, All tentative maps within the SPECIFIC PLAN that include land within the proposed design of the County's regional trail system shall identify such trail areas, and, as final

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.141 SP - DA REGIONAL TRAILS (cont.)

RECOMMND

When maps are filed, an irrevocable offer of dedication of the right-of-way for the a trails system shall be made to the County by the applicant or their successor in interest to be connected to the County's regional trail system.

30.PLANNING.142 SP - DA AFFORDABLE HOUSING

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Pursuant to provisions within the DEVELOPMENT AGREEMENT, consistent with the Housing Element stipulation that land designated Highest Density Residential ("HHDR") or a minimum of 20 dwelling units per acre is appropriate for lower income households and meets affordability requirements, applicant or their successor in interest agrees to designate specific areas within the Town Center area of the Project with a minimum density of 20 dwelling units per acre based on individual project gross area. The applicant or their successor in interest shall, at a minimum, to designate at a rate of 0.10 units of all units constructed in the Project within the specific areas of the Town Center units at a density of 20 dwelling units per acre based on individual project gross area. Assuming build-out of the Project to 8,725 units, the applicant or their successor in interest will designate a maximum of 872 units inside the Town Center area to be developed at a minimum density of 20 dwelling units per acre based on individual project gross area.

Designation of the areas for the 872 units shall occur prior to the entitlement of any development within Phase 3, the Town Center, as part of the Village Refinement Plan further described in Section B.11 in the Specific Plan. Additionally, the subsequent development approvals for the entitlement and construction of the 872 units at a density of 20 dwelling units per acre shall be submitted to COUNTY by OWNER prior to the issuance of the building permit for the 4,500th dwelling unit within the Project and grading permits for the 872 units shall be issued prior to the building permit for the 5,500th dwelling unit within the Project.

However, if fewer than 8,725 units are built within the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.142 SP - DA AFFORDABLE HOUSING (cont.)

RECOMMND

Specific Plan, then the required number of units at a minimum density of 20 dwelling units per acre within the Town Center shall be proportionately reduced in accordance with the formula of 0.10 units at a minimum density of 20 dwelling units per acre for every 1.0 unit developed within the Specific Plan. Any such reduction in the constructed units that allows for a reduction in the amount of units at a minimum density of 20 dwelling units per acre will restrict the ability to transfer these units to other Planning Areas in the Specific Plan as typically allowed by Section B.11.c of the Specific Plan. The County of Riverside acknowledges and finds that subject to compliance with the provisions of this Section 4.2.1(1), the Project is exempt from any obligation to contribute to any other on- or off-site low income housing units or other mitigation related to affordable housing.

30.PLANNING.143 SP - MM CULTURAL 1

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to initial construction of a parcel on or within 500 feet of an NRHP- and CRHR-eligible prehistoric site identified in the Addendum to: Mystic Paavo' Cultural Resources Survey and Evaluation of The Villages of Lakeview Specific Plan Alternative 7, or if construction will not occur on a parcel on or within 500 feet of such an NRHP- and CRHR-eligible prehistoric site, prior to initial construction on the parcel nearest such site where development is planned, the master Cultural Resources Management Plan (CRMP) contained in Chapter 9 of the Cultural Resources Survey and Evaluation shall be implemented. The master CRMP contains the measures and strategies by which direct and indirect adverse impacts to prehistoric sites shall be treated over the course of the project development. The CRMP shall be implemented with an addendum to the master CRMP to address the archaeological resources sites affected by such parcel(s). Each such addendum to the CRMP shall include Site Preservation Plans (SPP) for sites to be preserved in place, and Data Recovery Plans (DRP) for sites that cannot be avoided and require archaeological excavation as provided by CEQA Guidelines Section 15126.4(b)(3).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.143

SP - MM CULTURAL 1 (cont.)

RECOMMND

Each SPP and DRP shall be developed consistent with the requirements enumerated in Chapter 9 of the Cultural Resources Survey and Evaluation and contain a brief description of the site(s) it addresses, review the previous archaeological investigations conducted at the site(s), and consider the project components that would affect the site(s); then, with reference to the appropriate research questions and data requirements presented in the research design contained in Chapter 3, the SPP or DRP will present specific measures to be implemented as conditions of grading plan approval for the parcel(s). Further, each CRMP addendum shall be reviewed and approved by the County archaeologist prior to County approval of the associated parcel(s). Any cultural resources mitigation measures recommended in the addendum shall be implemented as conditions of approval of the parcel(s), and any measures involving archaeological fieldwork shall be completed prior to issuance of grading permits, and evidence of completion in the form of technical reports and curation agreements for disposition of recovered archaeological collections shall be required prior to issuance of occupancy permits.

Each addendum shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated discoveries during project construction, including human remains, as required by CEQA Guidelines Sections 15064.5(e) and (f). The provisions of the Discovery Plan shall be consistent with state law as contained in Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98.

30.PLANNING.144

SP - MM Cultural 1(a)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.144 SP - MM Cultural 1(a) (cont.)

RECOMMND

Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the CRMP shall be implemented.

30.PLANNING.145 SP - MM Cultural 1(b)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If evidence of potentially significant prehistoric or historic resources is uncovered during project-related grading outside of the high sensitivity areas in which archaeological and Native American monitoring has already been required, the extent of monitoring shall be amended and the presence of archaeological and Native American monitors shall be incorporated into the monitoring program for all areas in the affected parcel(s).

30.PLANNING.146 SP - MM Cultural 1(c)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If human remains are encountered on a parcel, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to whether the remains are Native American. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted pursuant to the law, and the NAHC shall identify the Most Likely Descendant (MLD). The MLD shall then make recommendations in the time frames set forth in the Public Resources Code, and engage in consultation with the project proponent and landowner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until the MLD has made his or her recommendation regarding the treatment and disposition of the human remains and any associated grave goods. Should the MLD fail to make a recommendation or the landowner or

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30.PLANNING.146 SP - MM Cultural 1(c) (cont.)

RECOMMND

his or her authorized representative rejects the recommendation of the MLD, the landowner (or authorized representative) is required to inter the human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

30.PLANNING.147 SP - MM Cultural 1(d)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Site CA-RIV-8710H is a historical-period refuse dump that most likely derives from a construction camp for the Aqueduct. Because the site will be subject to indirect adverse impacts from possible vandalism or illicit artifact collection due to the increased population of the project area, a DRP shall be prepared and implemented prior to ground-disturbing activities at the site. The DRP shall be developed consistent with the requirements enumerated in Chapter 8 of the Cultural Resources Survey and Evaluation, which shall include, in part, detailed recording and mapping of all items at the dump, along with photographic documentation or collection of diagnostic and unique items. Although subsurface deposits are unlikely at the site, a limited set of shovel probe excavations to determine if any dump materials have become completely buried shall be implemented, and recovery of a representative sample of such materials, if present shall be conducted.

The recommended data recovery work in the DRP shall be conducted prior to initial construction on the parcel nearest site CA-RIV-8710H where development is planned. The results of the data recovery investigations shall be documented in a professional quality technical report, and as public interpretive information to be presented in the form of brochures, public lectures, and signage placed within public parks and facilities.

30.PLANNING.148 SP - MM Cultural 1(e)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30.PLANNING.148 SP - MM Cultural 1(e) (cont.)

RECOMMND

CA-RIV-394 and CA-RIV-8707 Site Preservation Plans (SPP)

An SPP for each site shall be prepared by the developer prior to approval of any water tanks or other improvements within the Public Facilities planning area. The SPP for these sites shall include provisions for the site boundaries and a 16-foot buffer area to be flagged and avoided, and for archaeological and Native American monitors from the tribes consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites.

30.PLANNING.149 SP - MM Cultural 1(f)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-397 Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for removal of modern graffiti, detailed recording of rock art elements by a recognized rock art expert, capping of exposed cultural deposits with fill and restoration of native vegetation, and protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING.150 SP - MM Cultural 1(g)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-806 Site Preservation Plans (SPP)

To mitigate potential indirect impacts from possible vandalism or illicit artifact collection from increased use

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.150 SP - MM Cultural 1(g) (cont.)

RECOMMND

of the project area, an SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include a public education program regarding prehistoric and historical cultural resources to be incorporated into the interpretive center planned for the project (THE VILLAGES OF LAKEVIEW Specific Plan Section B.8), and shall include provisions to protect the site from vandalism through appropriate fencing and possible signage.

30.PLANNING.151 SP - MM Cultural 1(h)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-2585, CA-RIV-4155, CA-RIV-8699, CA-RIV-8700, CA-RIV-8704, and CA-RIV-8711

Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of any of the sites. The SPPs for these sites shall include provisions for the sites' boundaries and a 16-foot buffer area to be flagged and avoided, archaeological and Native American monitors from the tribe(s) consulted for the project to be present during all activities that could cause ground disturbance within 100 feet of the sites, and for fencing or other site protective measures such as signage. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING.152 SP - MM Cultural 1(i)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-8705 Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing, signage, and public



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30.PLANNING.152 SP - MM Cultural 1(i) (cont.)

RECOMMND

interpretation.

30.PLANNING.153 SP - MM Cultural 1(j)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-1842 Site Preservation Plans (SPP)/ Data Recovery Plans (DRP)

No direct impacts are to occur to Feature 1 of Site CA-RIV-1842, and this portion of the site is to be preserved in place. To mitigate potential indirect impacts from possible vandalism or illicit artifact collection from increased use of the project area or from activities within the fuel modification zone, an SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of Feature 1. The SPP shall include provisions for fencing and signage. Feature 2 and the remainder of Site CA-RIV-1842 will be subject to direct adverse impacts. Due to the increased human activity in the area from the residential uses, the aboveground nature of the site, and distance of the site from Conservation Habitat planning areas, a DRP shall be prepared by the developer prior to ground-disturbing activities at this portion of the site. The DRP shall include provisions for additional testing to determine firmly the northern boundary of the site and assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING.154 SP - MM Cultural 1(k)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30.PLANNING.154 SP - MM Cultural 1(k) (cont.)

RECOMMND

CA-RIV-4156/H Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage.

30.PLANNING.155 SP - MM Cultural 1(l)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-4158 Data Recovery Plans (DRP)

A DRP shall be prepared by the developer prior to ground-disturbing activities at the site. The DRP for CA-RIV-4158 shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based on the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING.156 SP - MM Cultural 1(m)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-8703 Data Recovery Plans (DRP)

A DRP shall be prepared by the developer prior to ground-disturbing activities at the site. The DRP shall include provisions for testing to confirm the presence or absence of subsurface deposits. If the testing indicates that a subsurface deposit is present, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public

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30.PLANNING.156 SP - MM Cultural 1(m). (cont.)

RECOMMND

interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations shall be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

30.PLANNING.157 SP - MM Cultural 1(n)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-8698 and CA-RIV-8702 Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage.

30.PLANNING.158 SP - MM Cultural 1(o)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-8706 Site Preservation Plans (SPP)

An SPP shall be prepared by the developer prior to approval of any tentative tract within 500 feet of the site. The SPP shall include provisions for fencing and signage

30.PLANNING.159 SP - MM Cultural 1(p)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

CA-RIV-8712 DRP/ Site Preservation Plans (SPP)

The site within the Alternative 7 project area subject to direct impacts includes 6.68 acres located within a Medium High Density Residential planning area. A DRP shall be prepared by the developer prior to ground-disturbing activities at this portion of the site. The DRP shall include provisions for additional testing to assess the composition and structure of the subsurface deposits. Based

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.159 SP - MM Cultural 1(p) (cont.)

RECOMMND

On the testing data, a representative sample of subsurface cultural deposits shall be excavated, analyzed, and interpreted. The results of the data recovery shall be documented in a professional report and public interpretive information. The appropriate disposition of all cultural resource collections resulting from data recovery excavations will be determined in consultation with the applicant, the County, and consulted tribes, and documented in the DRP contained in addenda to the CRMP.

The site within the Alternative 7 project area subject to indirect impacts includes 51 acres located within a Conservation Habitat planning area. An SPP shall be prepared by the developer prior to approval of tentative tract within 500 feet of this portion. The SPP shall include provisions for protection of the site area from vandalism through appropriate fencing, landscaping, and interpretation. Provisions for ongoing maintenance and protection shall be through a conservation easement or other deed restriction held by a Homeowners' Association, Tribe, or other entity approved by the County.

30.PLANNING.160 SP - NATIVE AMERICAN MONITORS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for Native American Monitoring.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.160 SP - NATIVE AMERICAN MONITORS (cont.) RECOMMND

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

30.PLANNING.161 SP - ARTIFACT DISPOSITION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3.If more than one Native American Group is involved with the project and cannot come to a consensus regarding disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.162 SP - PA 24/25 SJWA DESIGN

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

To limit potential impacts to the San Jacinto Wildlife Area, the following design measures shall be incorporated into the design and operation of any development within Planning Areas 24 and 25 of the SPECIFIC PLAN.

1. In addition to the height limitations specified in the SPECIFIC PLAN zoning ordinance, buildings over 1 story in height shall be incorporate features to reduce bird strikes, as outlined in the "Reducing Bird Collisions with Buildings and Building Glass Best Practices" Dated July 2016 from US Fish and Wildlife Service, and the LEED Pilot Credit 55: Bird Collision Deterrence dated 2011 recommendations from the US Green Building Council, or any such updated documents at the time implementing projects are proposed.

2. Block walls with a minimum height of six (6) feet shall be constructed around the edge of Planning Areas 24 and 25 or alternatively along the perimeter of any individual development within Planning Areas 24 and 25 prior to the commencement of construction of any building, allowing for breaks for ingress and egress, line of sight and for height restrictions as the walls approach Ramona Expressway or Mid County Parkway.

3. Trash containers shall be enclosed in lockable trash enclosure areas.

4. All landscaping shall be native drought tolerant species, and shall avoid any plants on the list specified in the Western Riverside Multiple Species Habitat Conservation Plan in Table 6-2 adjacent to MSHCP Conservation Areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.162            SP - PA 24/25 SJWA DESIGN (cont.)            RECOMMND

This condition shall apply to any implementing projects that are located within Planning Areas 24 and 25 of the SPECIFIC PLAN. If the implementing project is not located within either of these Planning Areas, this condition shall be set to NOTAPPLY.

30.PLANNING.163            SP - ENV STEWARD - MM BIO 11            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

In order to increase public awareness and knowledge about local environmental issues and reduce potential significant indirect effects of development near to Conservation Areas, the Master Developer of the proposed project shall provide an Environmental Stewardship Program. The program will include methods of community education such as interpretive and directional signs, pamphlets and demonstrations. The types of information presented shall include, but not be limited to: lighting, noise, keeping on trails, wildlife, plants, habitats, barriers, domestic animals, toxics such as pesticides, and invasive species, and vector-borne disease prevention. The Environmental Stewardship Program shall include a fund to be administered by the Lakeview Community Services Organization (CSO) and a portion of the fund shall be used for SJWA and Lakeview Mountains management items, including feral animal trapping, removal of trash, invasive species removal and enforcement. The Lakeview CSO's budget directed towards the SJWA and Lakeview Mountains interface issues shall be a priority and the appropriate percentage of the Lakeview CSO's fund directed towards the SJWA and Lakeview Mountains will be developed in consultation with the California Department of Fish and Wildlife SJWA Staff and the RCA.

TRANS DEPARTMENT

30.TRANS. 1                SP - SP342/IMPROVEMENTS                RECOMMND

All roads shall be improved to the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department. If there is a conflict between the General Plan and Specific Plan, the General Plan designation would

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30.TRANS. 1                    SP - SP342/IMPROVEMENTS (cont.)                    RECOMMND

shall prevail unless specific findings are made by the County that the Specific Plan improvement is consistent with the General Plan.

30.TRANS. 2                    SP - SP342/WRCOG TUMF                    RECOMMND

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 3                    SP - DA/MID COUNTY PKWY ROW                    RECOMMND

Based on preliminary engineering analyses, it is estimated that the Project will dedicate in excess of 100 acres of right-of-way for the Mid-County Parkway. With the first final map of any kind recorded within the Project or by some irrevocable offer of dedication of the right-of-way through a separate instrument at the time of recording of the first final map, OWNER shall make an irrevocable offer of dedication of the entire right-of-way for the Mid-County Parkway within the Project, at the alignments and widths specified in the Mid-County Parkway Environmental Impact Report dated April 8, 2015. OWNER shall receive credit against the Project's transportation uniform mitigation fees ("TUMF") imposed pursuant to the Western Riverside Council of Government's Transportation Uniform Mitigation Fee Program for such right-of-way dedication as determined in accordance with the TUMF Administrative Plan and WRCOG's procedures and policies in effect at the time of the right-of-way dedication. The COUNTY agrees OWNER may reserve from such irrevocable offer of dedication such temporary construction easements required for the construction of adjoining portions of the Project and such permanent utility easements required for the Project that do not materially interfere with the construction of the Mid-County Parkway.

30.TRANS. 4                    SP - DA/TRAFFIC FACILITY FEE                    RECOMMND

In order to provide funding for traffic improvements (or portions thereof) that are not currently included in the Development Impact Fees or WRCOG TUMF for (i) certain traffic improvements outside the Project ("County Traffic Improvements") and (ii) certain traffic improvements outside the Project but within incorporated areas or under



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4. SP - DA/TRAFFIC FACILITY FEE (cont.)

RECOMMND

Caltrans jurisdiction ("Multi Jurisdictional Traffic Improvements"), the Project shall be subject to a fee schedule for Additional Traffic Facilities as shown below.

The Fee Schedule for Additional Traffic Facilities is as follows:

Land Use	Supplemental Fee/Unit	Multi-Juris. Fee/Unit
Single Family	\$2,000/DU	\$365/DU
Multi Family	\$1,764/DU	\$322/DU
Townhouse/Condominium	\$1,541/DU	\$281/DU
Senior Housing	\$976/DU	\$178/DU
Shopping Center/Retail	\$4.26/SF	\$0.94/SF
General Office	\$4.26/SF	\$0.94/SF
Medical Office	\$4.26/SF	\$0.94/SF
Light Industrial	\$4.26/SF	\$0.94/SF

The fees listed above shall be escalated as outlined in the Section 4.2.3 of the Development Agreement for SP342.

The COUNTY expects to enter into agreements with cities and Caltrans with respect to the Multi Jurisdictional Traffic Improvements for the disbursement of Multi Jurisdictional Traffic Fees to the cities and Caltrans and their construction of the Multi Jurisdictional Traffic Improvements. The COUNTY shall apply the County Supplemental Traffic Fees to construct the County Traffic Improvements as needed to serve the Project.

30.TRANS. 5 SP - SP342/NA MITIGATION

RECOMMND

The following mitigation measures were identified for the Project Build Alternative however are not triggered under Alternative 7 and therefore would not be required. MM Trans 6 through 8, MM Trans 18, MM Trans 30a, MM Trans 30b, MM Trans 31a, MM Trans 31b, and MM Trans 35.

30.TRANS. 6 SP - SP342/MM TRANS 1

RECOMMND

MM Trans 1: All future improvements in the project area shall be consistent with design standards set forth by Riverside County's General Plan, or as approved by the Riverside County Transportation Department, or THE VILLAGES OF LAKEVIEW Specific Plan. All designs, including site

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30.TRANS. 6 SP - SP342/MM TRANS 1 (cont.) RECOMMND

Access points, sight distances, signing plans, and striping plans, shall be reviewed to determine that designs are consistent with appropriate design standards.

30.TRANS. 7 SP - SP342/MM TRANS 2 RECOMMND

MM Trans 2: The project proponent shall prepare a supplemental traffic impact study for each "Village" of development within the SP. The Village-level traffic analysis will be a refinement of the Specific Plan's Traffic Impact Study. Traffic studies for subsequent project entitlements may be required within the boundaries of Specific Plan No. 342, at the discretion of the Transportation Department. Traffic studies for such subsequent entitlements, if needed, shall identify the following:

- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Impact assessment of local intersection and roadways to assist with implementation of identified mitigation measures
- Impacts to pedestrian, transit, and bicycle facilities

Impacts identified in the traffic studies for implementing projects shall be mitigated.

30.TRANS. 8 SP - SP342/MM TRANS 3 RECOMMND

MM Trans 3: Roadways internal to the project shall be constructed as needed for development; as determined on the basis of Village-level traffic studies.

30.TRANS. 9 SP - SP342/MM TRANS 4 RECOMMND

MM Trans 4 - Alt. 7: At 6,500 units developed as part of Alternative 7 (i.e. maximum number of average daily trips for total authorized residential and commercial uses) and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Hansen Avenue from 10th Street to Contour Avenue from 2 lanes to 4 lanes.

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30.TRANS. 10                    SP - SP342/MM TRANS 5                    RECOMMND

MM Trans 5 - Alt. 7: At 6,100 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Lakeview Avenue from 10th Street to North Drive from 2 lanes to 4 lanes.

30.TRANS. 11                    SP - SP342/MM TRANS 9                    RECOMMND

MM Trans 9 - Alt. 7: At 4,400 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Nuevo Road from Menifee Road to Lakeview Avenue from 2 lanes to 4 lanes.

30.TRANS. 12                    SP - SP342/MM TRANS 10                    RECOMMND

MM Trans 10 - Alt. 7: At 1,300 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Rider Street to Lakeview Avenue from 2 lanes to a 4-lane expressway, including any required bridge widening.

30.TRANS. 13                    SP - SP342/MM TRANS 11                    RECOMMND

MM Trans 11 - Alt. 7: At 2,200 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Lakeview Avenue to Hansen Avenue from 2 lanes to a 4-lane arterial.

30.TRANS. 14                    SP - SP342/MM TRANS 12                    RECOMMND

MM Trans 12 - Alt. 7: At 3,500 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Hansen Avenue to 5th Street from 2 lanes to a 4-lane arterial.

30.TRANS. 15                    SP - SP342/MM TRANS 13                    RECOMMND

MM Trans 13 - Alt. 7: At 1,750 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from 5th Street to Bridge Street from 2 lanes to a 4-lane arterial.

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30.TRANS. 16                    SP - SP342/MM TRANS 14                    RECOMMND

MM Trans 14 - Alt. 7: At 2,200 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall widen Ramona Expressway from Bridge Street to Warren Road from 2 lanes to a 4-lane arterial.

30.TRANS. 17                    SP - SP342/MM TRANS 15                    RECOMMND

MM Trans 15 - Alt. 7: At 6,100 units developed as part of Alternative 7, the project proponent or subsequent developer shall coordinate with the County to optimize cycle length and signal timing splits for the intersection of Hansen Avenue and Ramona Expressway.

30.TRANS. 18                    SP - SP342/MM TRANS 16                    RECOMMND

MM Trans 16 - Alt. 7: At 5,235 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Lakeview Avenue:

- Modify the intersection control to an all-way stop; and
- Southbound approach: One shared left-through lane and one shared through/right lane

30.TRANS. 19                    SP - SP342/MM TRANS 17                    RECOMMND

MM Trans 17 - Alt. 7: At 6,100 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and 10th Street:

- Signalize the intersection with permissive phases in each direction
- Add left-turn pockets to all approaches

30.TRANS. 20                    SP - SP342/MM TRANS 19                    RECOMMND

MM Trans 19 - Alt. 7: At 4,400 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Wolfskill Avenue:

- Signalize the intersection with protected phases in the east-westbound directions and permissive phases in the

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30.TRANS. 20                      SP - SP342/MM TRANS 19 (cont.)                      RECOMMND

- Widen the north-southbound direction
- Widen the northbound approach to 4 lanes, consistent with the roadway segment mitigation
- Northbound approach: one left-turn lane, one through lane and two right-turn lanes with a right-turn overlap phase
- Add a left-turn pocket at all approaches
- Add a through lane to the westbound approach

30.TRANS. 21                      SP - SP342/MM TRANS 20                      RECOMMND

MM Trans 20 - Alt. 7: At 7,900 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of North Drive and Lakeview Avenue:

- Widen the westbound approach consistent with the roadway segment mitigation

30.TRANS. 22                      SP - SP342/MM TRANS 21                      RECOMMND

MM Trans 21 - Alt. 7: At 2,600 units developed as part of Alternative 7 and if the Mid County Parkway has not been constructed, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Contour Avenue:

- Signalize the intersection with permissive phases in each direction
- Widen the southbound approach consistent with the roadway segment mitigation
- Westbound Approach: One left-turn lane, one through lane and one right-turn lane
- Add left-turn pockets to all approaches

30.TRANS. 23                      SP - SP342/MM TRANS 21A                      RECOMMND

MM Trans 21a - Alt. 7: At 875 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Bridge Street and Gilman Springs Road:

- Signalize the intersection with a protected left-turn phase in the westbound direction
- Widen the eastbound approach on Gilman Springs Road consistent with the roadway segment mitigation

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30.TRANS. 24 SP - SP342/MM TRANS 22

RECOMMND

MM Trans. 22 - Alt. 7: At approximately 1,750 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Bridge Street and Ramona Expressway:

- Signalize the intersection with permissive phases in each direction
- Widen Ramona Expressway to four lanes, consistent with roadway segment mitigation

30.TRANS. 25 SP - SP342/MM TRANS 23

RECOMMND

MM Trans 23 - Alt. 7: At 875 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Nuevo Road:

- Signalize the intersection with a left-turn phase in the westbound direction
- Widen the westbound approach of Nuevo Road to four lanes, consistent with roadway segment mitigation
- Northbound Approach: One left-turn lane and two right-turn lanes with a right-turn overlap phase
- Eastbound Approach: One additional through lane
- Westbound Approach: One left-turn lane and two through lanes

30.TRANS. 26 SP - SP342/MM TRANS 24

RECOMMND

MM Trans 24 - Alt. 7: At 2,600 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and Nuevo Road:

- Signalize the intersection with a protected left-turn phase in the eastbound direction
- Widen the eastbound approach of Nuevo Road consistent with roadway segment mitigation
- Southbound Approach: One left-turn lane and two right-turn lanes
- Eastbound Approach: One left-turn lane and two through lanes

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30.TRANS. 27                      SP - SP342/MM TRANS 25                      RECOMMND

MM Trans 25 - Alt. 7: At 7,900 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and San Jacinto Avenue:

- Signalizing the intersection with permissive phases in each direction
- New left-turn pocket in the northbound direction

30.TRANS. 28                      SP - SP342/MM TRANS 26                      RECOMMND

MM Trans 26 - Alt. 7: Prior to issuance of building permits, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Ellis Avenue:

- Modify intersection control to an all-way stop

30.TRANS. 29                      SP - SP342/MM TRANS 27                      RECOMMND

MM Trans 27 - Alt. 7: At 875 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Menifee Road and Mapes Road:

- Signalize the intersection with permissive phases in each direction
- Add left-turn pockets at the east- and westbound approaches

30.TRANS. 30                      SP - SP342/MM TRANS 28                      RECOMMND

MM Trans 28 - Alt. 7: For Caltrans facilities, the project proponent or subsequent developer and County shall coordinate with Caltrans to optimize operations of existing signals, and the capacity of existing onramps and related facilities ("signal optimization"), by coordinating the cycle length and signal timing splits for the following four intersections, as indicated:

- For State Street (SR-79) and Ramona Expressway, complete the signal optimization within 2 years of issuance of the first certificate of occupancy;
- For Beaumont Avenue (SR-79) and 1st Street, complete the signal optimization at 7,900 units;
- For Beaumont Avenue (SR-79) and California Avenue, complete the signal optimization at 875 units.

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30.TRANS. 30                      SP - SP342/MM TRANS 28 (cont.)                      RECOMMND

Because these improvements are within the jurisdiction and control of Caltrans, there is no assurance that these improvements will be completed on this schedule. The project proponent or subsequent developer and County shall use commercially reasonable efforts to work with Caltrans to assure timely completion of these improvements, with funding to complete the signal optimization provided by the project proponent or subsequent developer.

30.TRANS. 31                      SP - SP342/MM TRANS 29                      RECOMMND

MM Trans 29 - Alt. 7: The project proponent or implementing developer and County shall coordinate with the City of Perris to optimize cycle length and signal timing splits for the intersection of Perris Boulevard and Nuevo Road at 7,900 units.

Because this improvement is within the jurisdiction and control of the City of Perris, there is no assurance that this improvement will be completed on this schedule. The project proponent or subsequent developer and County shall use commercially reasonable efforts to work with the City of Perris to assure timely completion of this improvement.

30.TRANS. 32                      SP - SP342/MM TRANS 32                      RECOMMND

MM Trans 32: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees (Riverside County Traffic Signal Systems Fee Program), pursuant to Ordinance 659.

30.TRANS. 33                      SP - SP342/MM TRANS 33                      RECOMMND

MM Trans 33: The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 34                      SP - SP342/MM TRANS 34                      RECOMMND

MM Trans 34 - Alt. 7: At 6,100 units developed as part of Alternative 7, the project proponent or subsequent developer shall pay a fair share contribution to the following improvements to the intersection of Menifee Road



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30.TRANS. 34                    SP - SP342/MM TRANS 34 (cont.)                    RECOMMND

and Ellis Avenue:

- Signalize the intersection with permissive phases in each direction; and
- Add left-turn pockets at all approaches.

30.TRANS. 35                    SP - SP342/MM TRANS 36                    RECOMMND

MM Trans 36: Prior to the issuance of building permits for any implementing project for SP 342, each subsequent entitlement within any phase of SP 342 shall make a fair share contribution to the County for cumulative impacts in the study area based on the Traffic Impact Study Report needed to mitigate its proportional share of cumulative impacts, or as approved by the Transportation Department. This could be accomplished through a direct fair-share contribution, contribution toward a fee program created for the area, or other mechanism that will ensure implementation of the identified mitigation measures.

30.TRANS. 36                    SP - SP342/MM TRANS 37                    RECOMMND

MM Trans 37: Proposed project-level mitigation measures shall be coordinated with the identified fee programs such that they are in conformance with the ultimate improvements planned by those fee programs. The applicant shall be eligible to receive proportional credits for construction of project level mitigation included in any identified fee program. Additionally, the applicant/owner shall meet and confirm infrastructure improvements with the County and other applicable agencies with jurisdiction to ensure that the correct size and location of project improvements are consistent with what other entities might be proposing.

30.TRANS. 37                    SP - SP342/MM TRANS 38                    RECOMMND

MM Trans 38 - Alt. 7: Prior to issuance of last building permit for Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and Ramona Expressway:

- Add northbound left-turn lane

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30.TRANS. 38

SP - SP342/MM TRANS 39

RECOMMND

MM Trans 39 - Alt. 7: At 7,900 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Lakeview Avenue and 9th Street:

-Southbound approach: One shared left-through lane and one shared through/right lane

30.TRANS. 39

SP - SP342/MM TRANS 40

RECOMMND

MM Trans 40 - Alt. 7: At 7,900 units developed as part of Alternative 7, the project proponent or subsequent developer shall make the following improvements to the intersection of Hansen Avenue and Yucca Avenue:

-Modify intersection control to an all-way stop or structure.

30.TRANS. 40

SP - DA/SMART SHUTTLE

RECOMMND

Smart Shuttle Program:

Prior to issuance of the building permit for the 2,500 dwelling unit of the Project, as shown on the phasing plan for the Specific Plan, OWNER agrees to work with COUNTY and the Riverside Transit Agency (RTA) to create a Smart Shuttle Program to transport commuters from the Project site to the Perris Valley Line Metrolink Station or other Metrolink stop or station if one is closer to the Project site. The Smart Shuttle Program may be a cooperative effort of OWNER, COUNTY and the RTA or run solely by a property or business owner's association created by OWNER.

OWNER's participation may consist of providing a vehicle or vehicles, or funding for same, as well as ongoing expenses such as labor expenses, fuel and maintenance for a period of up to eight (8) years at a cost not to exceed \$40,000 per year. The exact funding levels and responsibilities of OWNER, COUNTY and RTA will be established at the time of creation of the Smart Shuttle Program and adjusted based on actual costs.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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SPECIFIC PLAN Case #: SP00342

Parcel: 426-085-005

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - AG EASEMENT - MM AG 1

RECOMMND

Prior to the issuance of the 1,500th Building Permit, a perpetual agricultural conservation easement as defined by Section 815.1 of the California Civil Code (Easement) and containing a minimum of 100 acres of "agricultural land" as defined by Public Resources Code Section 10213, within five miles of the project or within the project boundaries, shall be provided by the Master Developer to the state, county, resource conservation district, regional park or open-space district, regional park or open-space authority, a nonprofit organization, or other entity authorized to acquire and hold conservation easements under Civil Code Section 815.3 as approved by the Riverside County Planning Department. The purpose of this Easement is to restrict the property's use to only those uses that will not impair or interfere with the property's agricultural productive capacity, its soils, and its agricultural character, values, and utility. To the extent that the preservation of the open space character and scenic, habitat, natural, or historic values of the property are consistent with such use, it will be within the purpose of this easement to protect those values. Rural enterprises or activities, including, but not limited to, grazing, hunting and fishing, wildlife habitat improvement, predator control, timber harvesting, and firewood production shall be permitted uses provided that the agricultural productivity of the land is not significantly impaired by those activities. The Easement shall be recorded on or before the issuance of the 1,500th building permit.

100.PLANNING. 2 SP - TRANSIT ASSOC - MM GHG 15

RECOMMND

Prior to the issuance of the 1,500th building permit, the project developers will establish a Transit Management Association, such as through a homeowners association, to promote, manage, and monitor transit and mobility services and infrastructure, such as through distributing information to homeowners on transit options or through posters in inform the public.

The above requirement shall be satisfied prior to any mixed use or commercial building permit (see condition 30.PLANNING.114) or prior to the issuance of the 1,500th residential building permit

From: Seven Rapata  
Address: 33601 Stagecoach Rd  
Nuevo CA 92567  
Dated: 8-27-2017

RE: OPPOSITION TO THE VILLAGES OF LAKEVIEW - SP 342, EIR 471, GPA 720 & 721, CZ 7055 and DA 73.

To Whom It May Concern:

This is a letter expressing my OPPOSITION to the "SPECIFIC PLAN 342, GENERAL PLAN AMENDMENT 720, GENERAL PLAN AMENDMENT 721, CHANGE OF ZONE 7055, DEVELOPMENT AGREEMENT 73" that is up for recommendation by the Planning Commission.

**Keep Nuevo/Lakeview rural.**

1. Traffic concerns have not been addressed and NO Answers have been provided as to a clear and concise order in which they will be executed, nor has there been any clear plan of building construction in relationship to work to be done on roads. Juniper Flats Traffic on juniper flats road will increase an Lewis Homes told me that's up to Riverside County they said they have nothing to do with it, this is disturbing that a Developer "Lewis Homes" has Not done or has refused to provide any Traffic Studies as to effect it will have on Juniper Flats Road, Nuevo Road, Lakeview Avenue, just a generic answer for everything this is going to be here this is going to be there.
2. Flood Plain in the "100 year Flood Plan" and it's Impact on Wildlife in the Mountains south of Ramona Expressway and east of Hansen and the overall effect of said area in the juniper flats area. We have Deer, Mountain Lions, Bobcats, Eagles, Owls, Quail, and the list goes on an on. Where is the Wildlife study.
3. I am Requesting the following for Lakeview and Nuevo an Environmental Study including but not limited to; Wildlife, Air Quality, Green House affect, Pollution.
4. How does this Improve Lakeview and Nuevo?
5. Crime, What Guarantees will we have that Crime will increase by 0% this is What Lewis Homes told us at our recent MAC meeting.
6. Crime/ Fire, What Guarantees can Lewis Homes and Riverside County provide that we will have the needed law enforcement. And what guarantees can Lewis Homes and Riverside County provide that we will receive the needed Fire personal, equipment and facilities. Is Riverside County or Lewis Homes paying for this or is this just another it will not affect Us until it happens.
7. A. Has Lewis Homes promised anyone Land, Theater, etc to enlist a bias on this project to anyone or any group in the Lakeview Nuevo area and or Riverside County and or the state of California B. Has Lewis Homes made any Political Contributions to anyone in Riverside County and or any parties that may be employed within said County and or anyone that Serves the public within said Riverside County and or State of California. C. I am requesting that Lewis Homes make a full disclosure of any and all Contributions, Gifts, Land and or Buildings and or Services be made public and that I receive a Hard Copy.

**LETTER TO THE RIVERSIDE COUNTY PLANNING COMMISSION**

**Page 2 of 2**

**From: Seven Rapata  
Address: 33601 Stagecoach Rd  
Nuevo CA 92567  
Dated: 8-27-2017**

**RE: OPPOSITION TO THE VILLAGES OF LAKEVIEW - SP 342, EIR 471, GPA 720 & 721,  
CZ 7055 and DA 73.**

**To Whom It May Concern:**

**This is a letter expressing my OPPOSITION to the "SPECIFIC PLAN 342, GENERAL PLAN AMENDMENT 720, GENERAL PLAN AMENDMENT 721, CHANGE OF ZONE 7055, DEVELOPMENT AGREEMENT 73" that is up for recommendation by the Planning Commission.**

- 8. Lewis Homes/ Lewis Homes Corp, has yet to answer Any Questions. They have shown there lack of understanding of any of our concerns. And it's business as usual as if this where a dog and pony show that they seem to believe they already have in the bag if that's the case there will be someone beholding to answer why.**

**Lakeview and Nuevo is a Rural area and we wish to keep it that way.**

**Keep Nuevo/Lakeview rural.**

**Thank You.**

**Steven Rapata Date 8-27-2017**

  
**NOTES FOR MEETING.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

October 10, 2017

TO: Steven Rapata  
33601 Stagecoach Road  
Nuevo, CA 92567

## RE: VILLAGES OF LAKEVIEW

See below responses to your comments and concerns noted in your letter dated August 27, 2017 which is also attached. I do apologize for not responding previously. Let me know if you have any further comments or questions.

1. Traffic – Traffic is analyzed in the project's EIR which is available at the link below. The EIR and supporting traffic analysis detail out the traffic impacts of each phase of development and the resulting impacts on surrounding roadways based on the trip generation rate of the development within each phase and the anticipated trip distribution or routes vehicles take from and to the project. These impact areas are identified and then improvements for road, intersection, signal, striping, and other measures are proposed to feasibly mitigate these areas of impacts on a phase by phase basis to ensure that the project is providing the necessary infrastructure as the project develops. Traffic does remain a potentially significant impact and all feasible mitigation measures have been incorporated to reduce traffic impacts. In particular on Juniper Flats Road, see below taken from the Draft EIR related to the intersection with SR-74. See also Table 5.14-N for more information for impacts at this intersection

### 7.1. Juniper Flats Road at SR-74

Under the Existing Plus Proposed Project scenario, the additional project traffic degrades the intersection LOS to D in the PM peak hour, which is below the Caltrans standard of LOS C. For the intersection to operate at an acceptable level, the intersection needs to be improved by adding an eastbound through lane. With this improvement, the intersection would operate at an acceptable LOS C in the PM peak hour. However, this intersection is controlled by Caltrans and is not controlled by the applicant nor is it controlled by the County and, as such, the identified mitigation cannot be guaranteed. Therefore the project impact is considered significant and unavoidable.

<http://planning.rctlma.org/Home/PlanningNotices/TheVillagesofLakeviewSP00342.aspx>

2. Floodplain/wildlife – The project is located partially within a floodplain, but development will primarily avoid development within this area. The Biological Resources section of the EIR addresses potential impacts to wildlife in the area. In particular as it relates to certain sensitive species, the project's and future implementing project's compliance with the MSHCP will ensure that impacts to sensitive species are avoided. If there are specific questions on the project's design or mitigation incorporated in the EIR and how it would impact specific areas or species, please let me know.

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

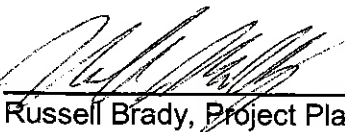
Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

## LDC/DRT PROJECT REVIEW COMMENTS

3. Environmental study – The project EIR specifically analyzes the impacts to wildlife, air quality, greenhouse gases, and pollution on a local and regional level.
4. Lakeview/Nuevo Improvements – The project would primarily provide substantial infrastructure improvements to the area, in particular drainage improvements that would limit existing flooding that occurs. This first includes the capturing of flows exiting Lakeview dam and directing them to the Nuevo Channel Second the project would collect flows along its southern boundary and direct them through the project and at outlets downstream. These two primary drainage improvements would reduce existing flooding impacts in the intervening developed areas west of the project where these flows currently cross.
5. Crime – It is inherent with any population, regardless of the demographics of a population, that there will be some level of crime resulting from their presence. So, by the nature of increasing population, the project could result in an increase in the total number of crimes in the overall Lakeview/Nuevo area; however, the rate of such an increase caused by the proposed project is speculative. Regardless, the project will pay Development Impact Fees to offset its incremental costs for needs for sheriff services/facilities and long term project residents will pay taxes which will fund ongoing sheriff services similar to existing residents of the area.
6. Sheriff/Fire Services – On Sheriff Services, the project will pay Development Impact Fees to offset its incremental impacts on Sheriff facilities and future residents/property owners within the project would pay property taxes just as any other property owner would to fund Sheriff services. These do not necessarily guarantee a proportional increase in Sheriff services overall in the County or within a specific area as that is a decision up to the Board of Supervisors and Sheriff on how to allocate revenues and operate with those revenues. The project does what it can though to offset its increased demand.  
  
Through the Development Agreement, the project will fund increased equipment out of the current Nuevo fire station and then through the new fire station that would be located within the project as well as operations through the Community Facilities District (CFD) that is anticipated to be established for the project area to provide supplemental funding for ongoing operations compared to typical property tax revenue.
7. Lewis – These are not comments that can be addressed by Planning staff since these are directed towards Lewis or any potential recipients of such contributions or benefits.
8. Response to Questions – Lewis did hold multiple meetings where they received and responded to questions. Additionally, Riverside County staff has continued to respond to questions, comments, and concerns made by the public.

Sincerely,



---

Russell Brady, Project Planner



**COUNTY OF RIVERSIDE**  
*TRANSPORTATION AND LAND MANAGEMENT AGENCY*  
**Environmental Programs Department**

*Carolyn Syms Luna*  
Director

July 2, 2008

Mr. Andrew Petitjean  
Lewis Operating Corporation  
1156 N. Mountain Avenue  
Upland, CA 91785

Dear Mr. Petitjean:

**Re: JPR 07-07-16-01 Determination Letter – Partial Conservation/HANS II not required**  
**HANS No. 313**  
**Case No. SP00342**  
**Assessor's Parcel Number(s): See attached list**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard  
Ecological Resources Specialist

MR

xc: Karin Watts-Bazan, Deputy County Counsel  
Greg Neal, EPD  
Monica Thill, EPD  
Ken Graff, RCA  
Sarah Lozano, RCA  
Stephanie Standerfer, RCA  
Brian Beck, RCA





## RCA Joint Project Review (JPR)

JPR #: 07 07 16 01

Date: 6/16/08

### Project Information

Permittee: County of Riverside  
Case Information: HANS 313  
Site Acreage: 2,768 acres  
Portion of Site Proposed for  
MSHCP Conservation Area: 984.5 acres

### Criteria Consistency Review

***Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.***

#### Data:

Applicable Core/Linkage: Existing Core J, Proposed Noncontiguous Habitat Block 5, and  
Proposed Constrained Linkage 20  
Area Plan: Lakeview Plan

APN	Sub-Unit	Cell Group	Cell
Numerous – see attached	SU1 – San Jacinto River SU2 – Lakeview Mtns West	L & Independent	2161, 2252, 2253, 2258, 2259, 2355, 2356, 2357, 2451, 2452, 2453, 2554, 2555, 2556, 2557, and 2558

#### Comments:

- a. The project is located partially in Cell Group L, which contributes to Proposed Constrained Linkage 20. Proposed Constrained Linkage 20 is located approximately in the north-central region of the Plan Area. This Linkage connects Existing Core H (Lake Perris) in the north with Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains) in the south. Maintenance of this connection is important to reduce the likelihood of species extirpation as a result of population isolation for species occurring in the Lakeview Mountains. The extension/widening of Bridge Street and the proposed alignment of the Hemet to Corona/Lake Elsinore CETAP Corridor may also compromise the integrity of Proposed Constrained Linkage 20 by adding to Edge Effects contributed by surrounding land use practices. Counteracting these potentially strong Edge Effects, however, are the dimensions of this Linkage. The Linkage has one of the lowest P/A ratios (60 feet per acre) of all MSHCP Cores and Linkages and a high proportion of its area is represented as interior (approximately 270 of the total 360 acres). Thus, the Linkage can be expected to provide Live-In and Movement Habitat for Planning species. Nevertheless, treatment and



## RCA Joint Project Review (JPR)

JPR #: 07 07 16 01

Date: 6/16/08

- management of edge conditions along this Linkage will be necessary to ensure that it provides Habitat and Movement functions for species using the Linkage.
- b. The project is located partially in Cell Group L, which also contributes to Proposed Noncontiguous Habitat Block 5. Proposed Noncontiguous Habitat Block 5 consists of the Lakeview Mountains, located approximately in the center of the Plan Area. This Habitat block is connected to other MSHCP conserved lands via Proposed Constrained Linkage 20. The Lakeview Mountains are located 1.2 miles from the nearest connected Core (Existing Core H, Lake Perris/Mystic Lake). Private lands comprise the vast majority of lands in the Habitat block, but a few small parcels of Public/Quasi-Public Lands are also present. The Lakeview Mountains represent a large block of Habitat, which has a low P/A ratio and contains only 900 of the total approximately 7,150 acres as edge area.
  - c. The dimensional data for Proposed Constrained Linkage 20 indicate a width ranging from approximately 1,500 to 4,500 feet.
  - d. The project site is partially (approximately 1,252 acres) located in Cell Group L of SU-2, Lakeview Mountains. Conservation within Cell Group L will contribute to assembly of Proposed Constrained Linkage 20 and Proposed Noncontiguous Habitat Block 5. Conservation within this Cell Group will focus on a mosaic of Habitat types, including chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest Habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub Habitat proposed for Conservation in Cells 2555 and 2767 and Cell Groups N, O, and P, all to the west, and in Cell Groups N and B' in the San Jacinto Valley Area Plan to the east; to riparian scrub, woodland, and forest Habitat and agricultural land proposed for Conservation in Cell Group K to the north; and to chaparral Habitat proposed for Conservation in Cell Group A' and Cells 2663 and 2768 in the San Jacinto Valley Area Plan to the east and in Cell 3187 in the San Jacinto Valley Area Plan to the south. Conservation within this Cell Group will range from 65% to 75% of the Cell Group. The project is proposing 902.2 acres of Conservation in this Cell group, or 22% (902 acres/4,160 acres) of the Cell Group Area. The 902 acres of Conservation equals 72% of the area impacted by the project (1,252 acres).
  - e. Approximately 3.1 acres of the project site are located in Cell 2161. Conservation within Cell 2161 will contribute to assembly of Existing Core H. Conservation within this Cell will focus on playas/vernal pool Habitat associated with the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool Habitat proposed for Conservation in Cell 2066 to the north and in Cell Group J to the east. Conservation within this Cell will range from 45% to 55% of the Cell, focusing in the eastern portion of the Cell. The project site intersects the southern edge of this Cell; therefore, no Conservation is proposed in this Cell.
  - f. Approximately 15.5 acres of the project site are located in Cell 2252. Conservation within Cell 2252 will contribute to assembly of Proposed Extension of Existing Core 4. Conservation within this Cell will focus on playas/vernal pool Habitat and agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool Habitat proposed for Conservation in Cell Group I to the southwest and in Cells 2251 to the west and 2349 to the south and to agricultural land proposed for Conservation in Cell 2253 to the east. Conservation within this Cell will range from



## RCA Joint Project Review (JPR)

JPR #: 07 07 16 01

Date: 6/16/08

40% to 50% of the Cell, focusing in the southern portion of the Cell. The project proposes approximately 15 acres of Conservation in this Cell.

- g. Approximately 108.4 acres of the project site are located in Cell 2253. Conservation within Cell 2253 will contribute to assembly of Proposed Extension of Existing Core 4. Conservation within this Cell will focus on agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to agricultural land proposed for Conservation in Cell 2252 to the west and 2349 to the southwest. Conservation within this Cell will range from 10% to 20% of the Cell, focusing in the southwestern portion of the Cell. The project site intersects the southwestern portion of this Cell; approximately 15 acres of the project area are proposed for Conservation in this Cell, which equates to approximately 14% of the Cell.
- h. Approximately 68.1 acres of the project site are located in Cell 2554. Conservation within Cell 2554 will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell will focus on coastal sage scrub and chaparral Habitat. Areas conserved within this Cell will be connected to coastal sage scrub and chaparral Habitat proposed for Conservation in Cell 2555 to the east and in Cell Group M to the south and southeast. Conservation within this Cell will range from 40% to 50% of the Cell, focusing in the eastern portion of the Cell. The project coincides with the central and northeastern portion, which equates to approximately 68 acres in this Cell. Of the acreage intersecting with this Cell, approximately 16 acres are proposed for Conservation.
- i. Approximately 72.8 acres of the project site is located in Cell 2555. Conservation within Cell 2555 will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell will focus on coastal sage scrub and chaparral Habitat. Areas conserved within this Cell will be connected to coastal sage scrub and chaparral Habitat proposed for Conservation in Cell 2554 to the west and in Cell Group M to the south and southwest. Conservation within this Cell will range from 60% to 70% of the Cell, focusing in the southern portion of the Cell. The project coincides with the central/north portion of this Cell. The project proposes approximately 9 acres of Conservation within this Cell.
- j. The proposed project is referred to as the Villages of Lakeview Specific Plan. The project contains agricultural areas, mountainous areas, and alkali playa areas associated with the San Jacinto River. The project includes approximately 984 acres of Conservation and approximately 1,791 acres of development. The project proposes Conservation within the Lakeview Mountains and the San Jacinto River Flood plain as well as areas associated with Proposed Linkage 20. Based on the materials submitted with the JPR, the project will set aside a 1,000-foot-wide corridor that will provide a linkage for wildlife moving from the Lakeview Mountains to the San Jacinto River. The project's provision for the linkage to be west of Bridge Street in a north-south alignment is consistent with the location identified in the MSHCP. The linkage area provided by the project consists of three areas: Conservation areas, open space associated with the existing Metropolitan Water District (MWD) aqueduct, and a proposed frontage road to be located immediately south of and parallel to Ramona Expressway. The frontage road will be constructed in a manner consistent with the Ramona Expressway to allow for the movement of wildlife along the corridor (either under the roadway, over the roadway, and/or across the roadway). Exact crossing methods are to be determined at a later date when engineering and design of



## RCA Joint Project Review (JPR)

JPR #: 07 07 16 01

Date: 6/16/08

the Ramona Expressway are further along. However, the Villages of Lakeview project will provide the associated acreage and provision for wildlife crossings. Given the project's Conservation footprint, the project parcel's location would not conflict with the Reserve Assembly in this area.

### Other Plan Requirements

#### **Data:**

#### Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. The *MSHCP Compliance Report* prepared by Glenn Lukos & Associates (GLA), dated December 19, 2007, indicates there are riverine/riparian areas on site. There are reported vernal pools and fairy shrimp Habitat on site.

#### Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis.

#### Section 6.3.2 – Was Additional Species Survey Information Provided?

Yes. The project site is located in a Criteria Area Species Survey Area (CASSA) for San Jacinto Valley crownscale, Davidson's saltbush, Parish's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, and mud nama as well as in an Additional Species Survey area for burrowing owl and Los Angeles pocket mouse.

#### Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near Conservation areas.

#### **Comments:**

- a. Section 6.1.2: Based on the *MSHCP Compliance Report* dated December 19, 2007, prepared by Glenn Lukos Associates (GLA), the project contains six natural drainage features which meet the definition of riverine features per Section 6.1.2, and five man-made drainage features which do not meet the definition of riverine or riparian under Section 6.1.2. No riparian vegetation associated with these six natural drainage features will be impacted by the project. According to Page 18 of the December 19, 2007, GLA report, "Although the Project will be impacting the lowermost portions of the drainage features, the Project almost entirely avoids the on-site portions of the watersheds that support these riverine features. However, the Project will develop along the toe-of-slope of the Lakeview Mountains, which will intercept flows from the watershed of the Lakeview Mountains and the associated drainage features. The Project will construct a series of debris basins and storm drain inlets to intercept storm flows.... Grading along the toe-of-slope (including the construction of stormwater facilities) will



## RCA Joint Project Review (JPR)

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Date: 6/16/08

directly impact approximately 0.10 acre of MSHCP riverine features, consisting of the lowermost portions of four drainage features. These features exhibit a two- to three-foot-wide streambed, but do not support any riparian Habitat.... The unvegetated riverine features to be affected by the Project lack Habitat value for riparian resources, and they also lack other functions associated with the vegetated areas. However, along with the overall watershed, the unvegetated features do provide hydrologic function to aquatic resources supported in downstream receiving waters. Regardless, the project will not result in a loss of this hydrologic function. The Project's drainage plan will maintain flows across the property, such that flows to the San Jacinto Wildlife Area and the San Jacinto River will be maintained. All along the boundary with the San Jacinto Wildlife Area, the Project will be designed to match (or nearly so) the pre-Project conditions pertaining to hydrology and flow rates." Therefore, GLA concludes that although the project will result in 0.1 acre of impacts to riverine resources, the overall riverine function of the project will be maintained through the Project's stormwater drainage system and current flows from the Lakeview Mountains will still get to the San Jacinto River and Wildlife Area with the incorporation of the drainage facilities. Based on this, a DBESP was not prepared. Additionally, GLA identified 0.1 acre of vernal pools on site, located in the northwest portion of the site. The entire vernal pool area and its associated watershed will be included in the Project's Conservation area. Two years of wet season fairy shrimp surveys were conducted by GLA in 2003/2004 and 2004/2005 and no listed fairy shrimp were found as a result of these surveys. Therefore, because the project will maintain flows to downstream resources as a result of its drainage plan, thereby offsetting impacts to 0.1 acre of riverine resources, because no riparian vegetation will be impacted by the project, and because the vernal pool area and its watershed on site will be protected by the Conservation Area proposed, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: GLA assessed the site for Habitat for the following NEPSSA species: Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. Suitable Habitat was identified on site for these plants; therefore, focused plant surveys were conducted during the appropriate flowering season for each of these plants in 2004 and 2005 by GLA. None of these plants were identified on the project site during that survey effort; therefore, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: GLA assessed the site for suitable Habitat for the following CASSA species: San Jacinto Valley crownscale, Davidson's saltbush, Parish's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, and mud nama. GLA surveyed for these CASSA species during the appropriate season in 2004 and 2005. During their survey effort, only the Coulter's goldfields, smooth tarplant, and thread-leaved brodiaea were found on site. No other CASSA plants were located on site. An estimated population of 10,000 individuals of Coulter's goldfields was identified in the northwest portion of the site near Ramona Expressway, the San Jacinto Wildlife Area, and in the alkali playa vernal pool area. It is reported that over 90% of this population of Coulter's goldfields is within the Conservation Area of the project. Smooth tarplant was identified in the same vicinity as the Coulter's goldfields populations, contained fully in the northwest corner of the project site. All areas identified by GLA in their 2004 and 2005 survey effort containing smooth tarplant populations will be conserved as part of the project. Four individuals of thread-leaved brodiaea were



## RCA Joint Project Review (JPR)

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Date: 6/16/08

identified during the 2005 survey effort by GLA in the alkali playa vernal pool area of the site located in the northwest corner. The thread-leaved brodiaea plants will also be conserved as part of the project's MSHCP Conservation Area. The project site is also located in an Additional Species Survey Area for burrowing owl and Los Angeles pocket mouse. Based on the *Results of Focused Borrowing Owl Survey* dated June 21, 2007, prepared by GLA, Habitat assessments and focused breeding season surveys for the burrowing owl were conducted by GLA biologists on February 26, March 21, 22, and 28, April 3, 23, and 27, and May 3, 2007. During those surveys, there were no signs of owls or burrows detected on the project site. It is also noted that in 2004, focused surveys for burrowing owl were also negative. In 2004, trapping surveys were conducted by Philippe Vergne for Los Angeles pocket mouse for portions of the site located in the Los Angeles pocket mouse survey area. No Los Angeles pocket mice were trapped during this survey effort. Los Angeles pocket mouse trapping surveys occurred again on August 13 and 18, 2007. Two individuals were trapped during this effort. Locations are depicted on Exhibit 8 of the GLA December 19, 2007, *MSHCP Compliance Report*. One Los Angeles pocket mouse was trapped within the Los Angeles pocket mouse survey area; the other Los Angeles pocket mouse was found outside the Los Angeles pocket mouse survey area. As documented in GLA's *Third Addendum to MSHCP Compliance Report* dated May 21, 2008, Mr. Vergne identified approximately 6 acres of long-term Conservation value for the Los Angeles pocket mouse on the project site. This 6-acre area is located within a linear strip of Habitat extending east-west along the northwestern property boundary, immediately adjacent to the San Jacinto Wildlife Area. The remaining areas of the project site within the Los Angeles pocket mouse survey area do not have long-term Conservation value due to their depleted and disturbed state from decades of farming. Although the project contemplates a drainage channel to extend through the 6-acre strip of long-term Conservation value Habitat for the Los Angeles pocket mouse (see Exhibit 1 of the May 21, 2008, letter report), resulting in 0.49 acre of impact, there will still be 5.98 acres of Conservation remaining. The Los Angeles pocket mouse Conservation areas to be avoided by the project are 92% of the total 6-acre area; therefore, a DBESP is not warranted. Additionally, when the drainage channel is functioning it will be constructed in a manner to facilitate and not impede Los Angeles pocket mouse movement by having a soft bottom and soft slopes. Primarily based on the Conservation proposed by the project, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: Conservation Areas will be located on and adjacent to the site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur on and adjacent to this project, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
  - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
  - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species,



## RCA Joint Project Review (JPR)

JPR #: 07 07 16 01

Date: 6/16/08

Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Environmental Programs Department**

**Carolyn Syms Luna**  
**Director**

July 2, 2008

Mr. Andrew Petitjean  
Lewis Operating Corporation  
1156 N. Mountain Avenue  
Upland, CA 91785

Dear Mr. Petitjean:

**Re: JPR 07-07-16-01 Determination Letter – Partial Conservation/HANS II not required**  
**HANS No. 313**  
**Case No. SP00342**  
**Assessor's Parcel Number(s): See attached list**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard  
Ecological Resources Specialist

MR

xc: Karin Watts-Bazan, Deputy County Counsel  
Greg Neal, EPD  
Monica Thill, EPD  
Ken Graff, RCA  
Sarah Lozano, RCA  
Stephanie Standerfer, RCA  
Brian Beck, RCA



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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

**GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73** – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2 ½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640) – **REQUEST:** Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: (1) a General Plan Technical Amendment; (2) General Plan Entitlement/Policy Amendment; (3) General Plan Foundation Component Amendment – Extraordinary; and (4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2 ½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>SEPTEMBER 6, 2017</b>
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 Russell Brady at 951-955-3025 or e-mail [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 471, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers C207055/GPA00721/SP00342 For DA00073

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

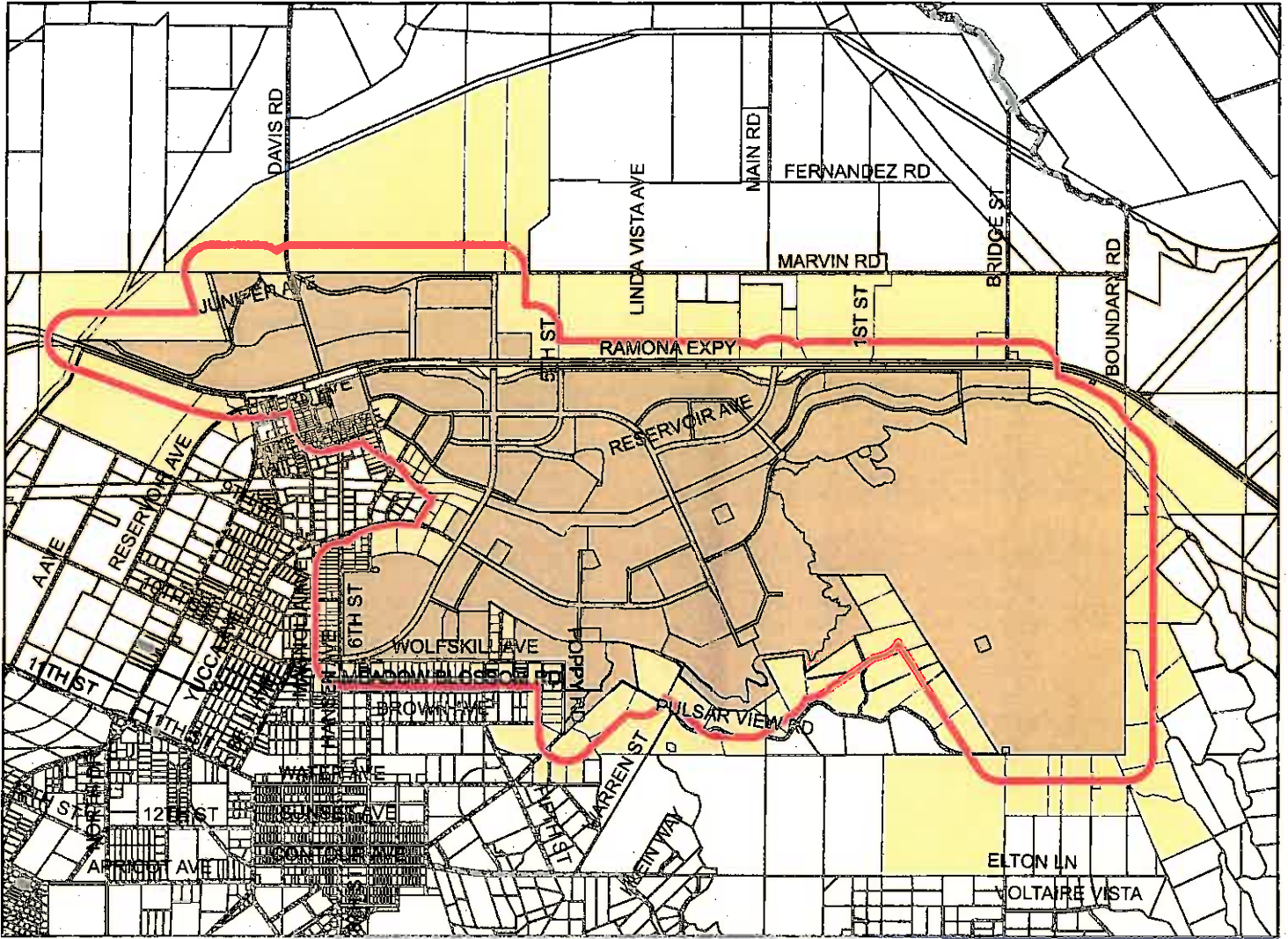
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CZ07055 GPA00720 SP00342 DA00073 (600 feet buffer)**



**Selected Parcels**

426-096-001	426-350-037	426-350-052	426-350-053	426-400-005	425-150-010	426-082-003	426-106-010	426-200-059	426-410-009
426-122-009	426-105-013	426-095-001	426-380-001	426-380-021	426-340-071	426-105-026	426-096-008	426-160-052	426-210-038
426-410-022	426-340-067	426-210-044	426-060-002	426-092-007	426-092-008	426-106-019	426-340-006	426-060-020	426-072-001
425-240-014	425-240-019	425-240-021	425-250-001	425-250-002	425-250-005	425-250-006	425-250-011	425-250-016	425-250-019
425-260-007	425-260-008	425-260-011	425-260-013	425-260-015	425-260-017	425-260-018	426-210-024	426-380-007	426-410-004
426-410-021	426-340-070	426-122-007	426-105-025	425-190-018	426-030-022	426-410-006	426-400-019	426-095-003	426-104-002
426-380-006	426-083-011	426-075-011	426-073-009	426-074-005	426-210-062	426-210-063	426-075-009	426-380-024	426-380-014
426-104-014	426-210-015	426-410-005	426-410-028	426-340-077	426-340-033	426-073-002	426-093-014	425-170-028	425-230-022
425-240-018	427-200-053	426-340-001	426-340-066	426-210-070	427-200-015	426-096-012	426-096-014	426-096-013	425-100-005
426-105-008	426-400-010	426-350-034	426-104-012	426-340-032	426-210-050	426-093-007	426-340-068	426-083-009	426-106-011
426-106-020	426-106-021	426-350-041	426-350-042	426-350-043	426-350-044	426-075-010	426-105-023	426-112-010	426-340-072
426-340-073	425-110-014	425-110-015	426-060-003	426-060-004	426-060-022	426-096-010	426-380-023	426-410-015	427-180-003

First 120 parcels shown



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: 425030010, APN: 425030010  
STATE OF CALIFORNIA  
C/O DEPT OF FISH & GAME  
330 GOLDEN SHORE STE 50  
LONG BEACH CA 90802

ASMT: 425190006, APN: 425190006  
SITL INV  
P O BOX 566  
RIVERSIDE CA 92502

ASMT: 425100019, APN: 425100019  
ERIC BOERSMA, ETAL  
PO BOX 310  
WINCHESTER CA 92596

ASMT: 425190007, APN: 425190007  
SSR INV CO  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

ASMT: 425110009, APN: 425110009  
PASTIME LAKES INV CO  
34450 RAMONA EXPY  
LAKEVIEW CA 92567

ASMT: 425190018, APN: 425190018  
SUSAN HUTTON, ETAL  
32655 CADEN CT  
WINCHESTER CA 92596

ASMT: 425130011, APN: 425130011  
WILMA OFFINGA  
P O BOX 1310  
LAKEVIEW CA 92567

ASMT: 425210012, APN: 425210012  
SOUTHERN CALIFORNIA EDISON CO  
C/O C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 425130014, APN: 425130014  
LAKEVIEW RANCH HOLDINGS  
445 SOUTH D ST  
PERRIS CA 92570

ASMT: 425260001, APN: 425260001  
RITA ONEILL, ETAL  
C/O JMO INC  
26611 SOTELO  
MISSION VIEJO CA 92692

ASMT: 425150009, APN: 425150009  
ESSIE BOOTSMA, ETAL  
32190 RAMONA EXY  
LAKEVIEW CA 92567

ASMT: 425260018, APN: 425260018  
BLACKSTONE INV PROP IV  
P O BOX 5846  
PORTLAND OR 97228

ASMT: 425150010, APN: 425150010  
GRACIE GOYENETCHE, ETAL  
6041 BRANDT RD  
BUTTONWILLOW CA 93206

ASMT: 426020004, APN: 426020004  
STATE OF CALIF  
C/O DEPT FISH & GAME  
1416 NINTH ST RM 1206-22  
SACRAMENTO CA 95814

ASMT: 426020005, APN: 426020005  
ANN SWEENEY, ETAL  
11687 ALLWOOD DR  
RIVERSIDE CA 92503

ASMT: 426072001, APN: 426072001  
B HAMMERSCHMIDT, ETAL  
207 EMERALD AVE  
NEWPORT BEACH CA 92662

ASMT: 426020006, APN: 426020006  
SIX STONERIDGE LP  
C/O R ALBERT BECK  
720 VIA ZAPATA  
RIVERSIDE CA 92507

ASMT: 426073002, APN: 426073002  
DT 14 INC  
19560 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426020012, APN: 426020012  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 426073008, APN: 426073008  
VALLEY INLAND INV  
26400 LA ALAMEDA STE 207  
MISSION VIEJO CA 92691

ASMT: 426020015, APN: 426020015  
RIVERSIDE COUNTY TRANSPORTATION COMM  
C/O MIN SAYSAY  
P O BOX 12008  
RIVERSIDE CA 92502

ASMT: 426074002, APN: 426074002  
MARGARET WALKER  
C/O WALKER LIVING TR  
P O BOX 202  
LAKEVIEW CA 92567

ASMT: 426030022, APN: 426030022  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 426074003, APN: 426074003  
SANDRA OLSEN, ETAL  
7641 E CORTO RD  
ANAHEIM CA 92808

ASMT: 426060001, APN: 426060001  
RIVERSIDE COUNTY TRANSPORTATION COMM  
C/O RIGHT OF WAY DEPT  
4080 LEMON ST 3RD FL  
RIVERSIDE CA 92502

ASMT: 426074004, APN: 426074004  
KIMBERLY BOSS, ETAL  
19589 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426060022, APN: 426060022  
GARY HARADA, ETAL  
P O BOX 6317  
NORCO CA 92860

ASMT: 426074005, APN: 426074005  
ANNA HICKS, ETAL  
P O BOX 567  
2190 DEL MAR RD  
NORCO CA 92860

ASMT: 426074006, APN: 426074006  
HUMBERTO VELAZCO  
834 WINDSONG LN  
SAN JACINTO CA 92580

ASMT: 426075015, APN: 426075015  
NATALIA CEDILLO, ETAL  
19605 DATE ST  
NUEVO, CA. 92567

ASMT: 426074007, APN: 426074007  
KARINA BARRAZA  
19627 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426082003, APN: 426082003  
ALBERT PADIAS  
3503 KNOXVILLE AVE  
LONG BEACH CA 90808

ASMT: 426075009, APN: 426075009  
INEZ MCCALL, ETAL  
19560 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426083007, APN: 426083007  
HY LINE INDIAN RIVER CO  
C/O HY LINE INTERNATIONAL  
1755 WEST LAKES PKWY  
WEST DES MOINES IA 50266

ASMT: 426075010, APN: 426075010  
MARY MILLER, ETAL  
PO BOX 847  
NUEVO CA 92567

ASMT: 426083009, APN: 426083009  
FRANK LAUDA  
C/O SANDRA PAGLIUSO  
14550 MARTIN PL  
RIVERSIDE CA 92503

ASMT: 426075011, APN: 426075011  
LUPE BURKE, ETAL  
19604 MAGNOLIA ST  
NUEVO, CA. 92567

ASMT: 426083010, APN: 426083010  
MARTINEZ CARLA MARIE TRUST, ETAL  
P O BOX 605  
NUEVO CA 92567

ASMT: 426075012, APN: 426075012  
MARIA QUINONEZ, ETAL  
19628 MAGNOLIA ST  
NUEVO, CA. 92567

ASMT: 426083011, APN: 426083011  
CYNTHIA GARCIA  
11914 PEARL ST  
LOS ANGELES CA 90064

ASMT: 426075014, APN: 426075014  
ALMA VILLALOBOS, ETAL  
P O BOX 408  
NUEVO CA 92567

ASMT: 426083012, APN: 426083012  
KRISHNA EXPRESS WAY CORP  
4280 LAKE FALL CT  
RIVERSIDE CA 92505

ASMT: 426092004, APN: 426092004  
JUDITH CABRAL  
31050 PALM AVE  
NUEVO, CA. 92567

ASMT: 426093015, APN: 426093015  
MIRIAM RIVERA  
19680 MAGNOLIA ST  
NUEVO, CA. 92567

ASMT: 426092008, APN: 426092008  
HELEN WALKER, ETAL  
P O BOX 1214  
LAKEVIEW CA 92567

ASMT: 426093017, APN: 426093017  
SHEILA ARRINGTON, ETAL  
1270 EUGENIA TER  
LAWRENCEVILLE GA 30046

ASMT: 426093006, APN: 426093006  
THERESA ZARAGOZA, ETAL  
19711 DATE ST  
LAKEVIEW, CA. 92550

ASMT: 426093018, APN: 426093018  
MARTHA ARIAS, ETAL  
19670 MAGNOLIA ST  
LAKEVIEW, CA. 92550

ASMT: 426093007, APN: 426093007  
MARIA PAEZ, ETAL  
19701 DATE ST  
NUEVO, CA. 92567

ASMT: 426093019, APN: 426093019  
JORGE ANDRES  
19671 DATE ST  
LAKEVIEW, CA. 92550

ASMT: 426093011, APN: 426093011  
ANDREW CARRINGTON, ETAL  
19710 MAGNOLIA AVE  
LAKEVIEW CA 92567

ASMT: 426093020, APN: 426093020  
NADINE PARSONS, ETAL  
19681 DATE ST  
NUEVO, CA. 92567

ASMT: 426093013, APN: 426093013  
JUANA DONDIEGO, ETAL  
C/O JUANA DON DIEGO  
19700 MAGNOLIA AVE  
LAKEVIEW, CA. 92550

ASMT: 426095001, APN: 426095001  
RAMONA TRUJILLO, ETAL  
31045 PALM AVE  
NUEVO, CA. 92567

ASMT: 426093014, APN: 426093014  
MARILYN HENDRICKSON, ETAL  
19690 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426095002, APN: 426095002  
LAURO LOPEZ  
19755 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426095003, APN: 426095003  
RAQUEL CASTANEDA, ETAL  
31090 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426096011, APN: 426096011  
ANTONIO NIETO, ETAL  
31096 E LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426096001, APN: 426096001  
CATALINA MENDOZA, ETAL  
P O BOX 745  
NUEVO CA 92567

ASMT: 426096012, APN: 426096012  
ELAINE CASTILLO  
19745 DATE ST  
NUEVO, CA. 92567

ASMT: 426096003, APN: 426096003  
RHONDA SUTTON, ETAL  
19755 DATE ST  
NUEVO, CA. 92567

ASMT: 426096013, APN: 426096013  
KIMBERLY BENJAMIN, ETAL  
29950 MOONDANCE WAY  
MENIFEE CA 92586

ASMT: 426096004, APN: 426096004  
ROBERTO SANTAANA  
31015 SUNSET AVE  
NUEVO CA 92567

ASMT: 426096014, APN: 426096014  
ELIAS CUBILLO  
19740 MAGNOLIA ST  
NUEVO, CA. 92567

ASMT: 426096007, APN: 426096007  
ROBERTO SILVA  
19760 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426096015, APN: 426096015  
JOSE ANAYA  
19750 MAGNOLIA ST  
NUEVO, CA. 92567

ASMT: 426096008, APN: 426096008  
JESICA HERRERA, ETAL  
1322 MT BALDY ST  
PERRIS CA 92570

ASMT: 426096016, APN: 426096016  
JOSE RIVERA  
31150 E LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426096010, APN: 426096010  
LORI LUNA, ETAL  
2440 W GREENACRE AVE  
ANAHEIM CA 92801

ASMT: 426096017, APN: 426096017  
CARMELA ROMO, ETAL  
1695 MURRIETA RD  
PERRIS CA 92571



ASMT: 426102005, APN: 426102005  
KATHLEEN HAGLE, ETAL  
4603 GRACE ST  
SCHILLER PARK IL 60176

ASMT: 426104016, APN: 426104016  
MARCO GUERRERO  
19795 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426104002, APN: 426104002  
SHANNON BROWN, ETAL  
31174 E LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426104018, APN: 426104018  
BRENDA FIERRO, ETAL  
19751 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426104003, APN: 426104003  
ALFONSO FAUSTO, ETAL  
C/O ALFONSO FAUSTO  
19731 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426104019, APN: 426104019  
SANDY CIFUENTES, ETAL  
19769 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426104010, APN: 426104010  
MARILYN MOE  
19740 DATE ST  
NUEVO, CA. 92567

ASMT: 426104020, APN: 426104020  
MARCIA FELIX, ETAL  
19801 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426104011, APN: 426104011  
GONZALO CISNEROS, ETAL  
19750 DATE ST  
NUEVO, CA. 92567

ASMT: 426104021, APN: 426104021  
SUSANA CONTRERAS  
19790 DATE ST  
NUEVO, CA. 92567

ASMT: 426104012, APN: 426104012  
HILDA NIETO, ETAL  
19744 DATE ST  
NUEVO, CA. 92567

ASMT: 426104022, APN: 426104022  
LESLIE MIRANDA, ETAL  
19764 DATE ST  
NUEVO, CA. 92567

ASMT: 426104014, APN: 426104014  
NANCY RINCON, ETAL  
19805 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426105008, APN: 426105008  
MARIA BERMUDEZ, ETAL  
19734 HANSEN ST  
NUEVO, CA. 92567

ASMT: 426105009, APN: 426105009  
ANDREA GARCIA, ETAL  
P O BOX 1194  
LAKEVIEW CA 92567

ASMT: 426105022, APN: 426105022  
MATTHEW FREY  
19805 CITRUS ST  
NUEVO, CA. 92567

ASMT: 426105010, APN: 426105010  
LISA GOMEZ  
19766 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426105023, APN: 426105023  
GABRIEL ESTRELLA  
19791 CITRUS ST  
NUEVO, CA. 92567

ASMT: 426105013, APN: 426105013  
AMPARO GARCIA  
21950 NORTH DR  
NUEVO CA 92567

ASMT: 426105024, APN: 426105024  
ROSAURA REYES, ETAL  
4214 BELL AVE  
BELL GARDENS CA 90201

ASMT: 426105014, APN: 426105014  
ESTHER GOMEZ, ETAL  
19780 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426105025, APN: 426105025  
LINDSI BRADBURY, ETAL  
19743 CITRUS ST  
NUEVO, CA. 92567

ASMT: 426105015, APN: 426105015  
ALICIA RYE, ETAL  
19794 HANSEN AVE  
LAKEVIEW CA 92567

ASMT: 426105026, APN: 426105026  
NICOLE ORMONDE, ETAL  
4943 ROUNDUP RD  
NORCO CA 92860

ASMT: 426105018, APN: 426105018  
FRANCISCA MENDOZA, ETAL  
19731 CITRUS ST  
NUEVO CA 92567

ASMT: 426106007, APN: 426106007  
MARY LOPEZ, ETAL  
P O BOX 85  
LAKEVIEW CA 92567

ASMT: 426105020, APN: 426105020  
MAGDALENA VILLALOBOS  
22872 LITTLE RANCH CT  
NUEVO CA 92567

ASMT: 426106010, APN: 426106010  
ESPERANZA SERNA, ETAL  
23321 GONDOR DR  
LAKE FOREST CA 92630

ASMT: 426106011, APN: 426106011  
KRISTEN MARTINEZ, ETAL  
29788 CITRUS ST  
LAKEVIEW CA 92567

ASMT: 426112010, APN: 426112010  
DENISE HERRIFORD, ETAL  
P O BOX 1420  
LAKEVIEW CA 92567

ASMT: 426106012, APN: 426106012  
STELLA SERNA, ETAL  
19767 ORANGE ST  
NUEVO, CA. 92567

ASMT: 426121001, APN: 426121001  
LAKEVIEW BAPTIST CHURCH  
31197 E LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426106018, APN: 426106018  
GUADALUPE LOPEZ, ETAL  
PO BOX 284  
NUEVO CA 92567

ASMT: 426122002, APN: 426122002  
MARIA PELAYO, ETAL  
31285 E LAKEVIEW AVE  
LAKEVIEW, CA. 92550

ASMT: 426106019, APN: 426106019  
MARIA LOYD, ETAL  
31254 ELECTRIC AVE  
NUEVO CA 92567

ASMT: 426122007, APN: 426122007  
MARIA BORJA, ETAL  
19856 HANSEN ST  
LAKEVIEW, CA. 92550

ASMT: 426106020, APN: 426106020  
KRISTEN MARTINEZ, ETAL  
19788 CITRUS ST  
LAKEVIEW CA 92567

ASMT: 426122009, APN: 426122009  
AMADOR FERNANDEZ  
19815 ORANGE ST  
NUEVO, CA. 92567

ASMT: 426106021, APN: 426106021  
FRANKLIN SERNA  
41556 WHITTIER AVE  
HEMET CA 92544

ASMT: 426122010, APN: 426122010  
RODOLFO BECERRA  
19825 ORANGE ST  
NUEVO, CA. 92567

ASMT: 426112007, APN: 426112007  
KENNETH ARMSTRONG  
P O BOX 1015  
NUEVO CA 92567

ASMT: 426122011, APN: 426122011  
OLGA GUTIERREZ, ETAL  
P O BOX 1069  
NUEVO CA 92567

ASMT: 426122012, APN: 426122012  
SAUL MENDEZ  
19845 ORANGE ST  
NUEVO, CA. 92567

ASMT: 426160037, APN: 426160037  
WANDA ARMSTRONG  
19950 6TH ST  
NUEVO, CA. 92567

ASMT: 426140044, APN: 426140044  
CHRISTINE OLIVAS, ETAL  
P O BOX 382  
NUEVO CA 92567

ASMT: 426160045, APN: 426160045  
KAYLYNN TANGUAY, ETAL  
19998 TAKAJIMA RD  
NUEVO, CA. 92567

ASMT: 426140045, APN: 426140045  
MARY JOHNSON  
19856 ORANGE ST  
NUEVO CA 92567

ASMT: 426160046, APN: 426160046  
JULIA MARUYAMA  
P O BOX 529  
NUEVO CA 92567

ASMT: 426150005, APN: 426150005  
MARY JOHNSON  
19865 ORANGE ST  
NUEVO CA 92567

ASMT: 426160050, APN: 426160050  
NUEVO MUTUAL WATER COMPANY  
30427 11TH ST  
NUEVO CA 92567

ASMT: 426150006, APN: 426150006  
MOLLY OCHOA, ETAL  
19710 ORANGE ST  
LAKEVIEW, CA. 92550

ASMT: 426160052, APN: 426160052  
BIRGIT MCKEE, ETAL  
31935 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426150007, APN: 426150007  
DIANA DURAN, ETAL  
31400 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 426160056, APN: 426160056  
MARTIN OCHOA  
31945 LAKEVIEW AVE E  
NUEVO, CA. 92567

ASMT: 426160018, APN: 426160018  
CHI JU, ETAL  
9801 OCEAN CREST DR  
HUNTINGTON BEACH CA 92646

ASMT: 426160057, APN: 426160057  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 426200014, APN: 426200014  
LORI FOLEY, ETAL  
P O BOX 99  
EMERADO ND 58228

ASMT: 426200060, APN: 426200060  
LESLIE VELASQUEZ, ETAL  
20473 MIKE LN  
NUEVO, CA. 92567

ASMT: 426200015, APN: 426200015  
MARGARET RYAN, ETAL  
5488 WINDMILL LANE  
FREELAND WA 98249 98249

ASMT: 426200061, APN: 426200061  
LORENZA MORELOS  
20495 MIKE LN  
NUEVO, CA. 92567

ASMT: 426200017, APN: 426200017  
NUEVO DEV CO  
C/O LEWIS OPERATING CORP  
1156 N MOUNTAIN AVE  
UPLAND CA 91786

ASMT: 426200062, APN: 426200062  
STEPHENIE DAVIS, ETAL  
20525 MIKE LN  
NUEVO, CA. 92567

ASMT: 426200056, APN: 426200056  
PEARL SEVILLA  
30755 MIKE LN  
LAKEVIEW CA 92567

ASMT: 426200063, APN: 426200063  
KATHY WELLS  
20555 MIKE LN  
NUEVO, CA. 92567

ASMT: 426200057, APN: 426200057  
JOSE SEVILLA  
20305 MIKE LN  
NUEVO CA 92567

ASMT: 426210015, APN: 426210015  
XOCHITL RAMOS, ETAL  
31265 WOLFSKILL AVE  
LAKEVIEW, CA. 92550

ASMT: 426200058, APN: 426200058  
PATRICIA RICKARD, ETAL  
20425 MIKE LN  
NUEVO, CA. 92567

ASMT: 426210024, APN: 426210024  
BOBBY WESTBROOK  
29715 MERRELL AVE  
NUEVO CA 92567

ASMT: 426200059, APN: 426200059  
ALEX PEREZ  
3933 PIERCE ST APT 585  
RIVERSIDE CA 92505

ASMT: 426210037, APN: 426210037  
RUTHANN DOUGLAS  
20651 6TH ST  
NUEVO CA 92567

ASMT: 426210038, APN: 426210038  
TAMMY DYCK, ETAL  
20635 6TH ST  
NUEVO, CA. 92567

ASMT: 426210062, APN: 426210062  
DANIEL HOGAN  
20715 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426210039, APN: 426210039  
ADELA GONZALEZ, ETAL  
20611 6TH ST  
NUEVO, CA. 92567

ASMT: 426210063, APN: 426210063  
ROSA MARTINEZ, ETAL  
20741 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426210040, APN: 426210040  
MARGARET JACKSON, ETAL  
31141 WOLFSKILL AVE  
LAKEVIEW CA 92567

ASMT: 426210069, APN: 426210069  
ELISA LOPEZ, ETAL  
P O BOX 1136  
NUEVO CA 92567

ASMT: 426210041, APN: 426210041  
LAURALEE QUINN, ETAL  
894 CARMEN CT  
LA VERNE CA 91750

ASMT: 426210070, APN: 426210070  
DIANE SHOTT, ETAL  
31260 MEADOW BLOSSOM DR  
NUEVO, CA. 92567

ASMT: 426210044, APN: 426210044  
MERIS MRAD, ETAL  
20686 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426210071, APN: 426210071  
JESSE ESQUIVEL, ETAL  
31270 MEADOW BLOSSOM DR  
NUEVO, CA. 92567

ASMT: 426210050, APN: 426210050  
FIDENCIO DELEON  
2055 PINE AVE  
LONG BEACH CA 90806

ASMT: 426340004, APN: 426340004  
RYAN PAINTER  
P O BOX 658  
NUEVO CA 92567

ASMT: 426210061, APN: 426210061  
STORME SILVERCLOUD  
20685 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426340005, APN: 426340005  
PEDRO DELUCAS  
31559 WOLFSKILL AVE  
NUEVO, CA. 92567

ASMT: 426340006, APN: 426340006  
BERENICE TORRES  
1601 W 17TH ST APT F2 140  
SANTA ANA CA 92706

ASMT: 426340066, APN: 426340066  
EDWARD ALLMOND  
31415 WOLFSKILL AVE  
NUEVO CA 92567

ASMT: 426340014, APN: 426340014  
JOSEFINA RODRIGUEZ, ETAL  
31721 WOLFSKILL AVE  
NUEVO, CA. 92567

ASMT: 426340067, APN: 426340067  
JUAN CORTEZ, ETAL  
341 CAMINO DE LA LUNA  
PERRIS CA 92571

ASMT: 426340015, APN: 426340015  
BASILIO ARAMBILLET, ETAL  
P O BOX 249  
NUEVO CA 92567

ASMT: 426340068, APN: 426340068  
MARIA AGUILAR, ETAL  
31560 MEADOW BLOSSOM RD  
NUEVO, CA. 92567

ASMT: 426340032, APN: 426340032  
ROSE PENA, ETAL  
1053 E WHILEAWAY RD  
PARK CITY UT 84098

ASMT: 426340069, APN: 426340069  
INTERNATIONAL ARMOR CORP  
1315 CALLE AVANZADO  
SAN CLEMENTE CA 92673

ASMT: 426340033, APN: 426340033  
CHRISTINE LOVE, ETAL  
31639 WOLFSKILL AVE  
NUEVO, CA. 92567

ASMT: 426340070, APN: 426340070  
CHARLES COUGHLIN  
P O BOX 5022  
RIVERSIDE CA 92517

ASMT: 426340036, APN: 426340036  
MARIA GONZALEZ, ETAL  
31659 WOLFSKILL AVE  
NUEVO, CA. 92567

ASMT: 426340071, APN: 426340071  
ANGELA JAVIER  
31609 WOLFSKILL AVE  
NUEVO, CA. 92567

ASMT: 426340037, APN: 426340037  
ROY LETCHWORTH  
P O BOX 691  
NUEVO CA 92567

ASMT: 426340073, APN: 426340073  
BONNIE TUCKER, ETAL  
15419 2600 RD  
CEDAREGE CO 81413

ASMT: 426340074, APN: 426340074  
MARISSA MCGINTY, ETAL  
PO BOX 1090  
NUEVO CA 92567

ASMT: 426350034, APN: 426350034  
FELIPA HURTADO, ETAL  
P O BOX 644  
NUEVO CA 92567

ASMT: 426340075, APN: 426340075  
ARLEEN HERTIG, ETAL  
P O BOX 103  
NUEVO CA 92567

ASMT: 426350035, APN: 426350035  
HERMAN FARMER, ETAL  
20680 BLUEBONNET RD  
NUEVO, CA. 92567

ASMT: 426340076, APN: 426340076  
KAY FECKO, ETAL  
PO BOX 305  
NUEVO CA 92567

ASMT: 426350036, APN: 426350036  
TONI MORELOCK, ETAL  
32220 MEADOW BLOSSOM RD  
NUEVO, CA. 92567

ASMT: 426340077, APN: 426340077  
MARY HANSON, ETAL  
31740 MEADOW BLOSSOM RD  
NUEVO CA 92567

ASMT: 426350044, APN: 426350044  
BARBARA HAVENS, ETAL  
2139 ARCHDALE  
RIVERSIDE CA 92506

ASMT: 426340078, APN: 426340078  
KAY MCGINTY, ETAL  
P O BOX 1090  
NUEVO CA 92567

ASMT: 426350047, APN: 426350047  
AVRIL WOOD, ETAL  
5520 SMOKEY MOUNTAIN WAY  
YORBA LINDA CA 92887

ASMT: 426350002, APN: 426350002  
HOLLY HAYNES, ETAL  
31810 MEADOW BLOSSOM RD  
NUEVO, CA. 92567

ASMT: 426350048, APN: 426350048  
CARI MAYFIELD, ETAL  
20690 HAVENHURST DR  
NUEVO, CA. 92567

ASMT: 426350011, APN: 426350011  
PATRICIA RICKARD, ETAL  
32205 MEADOW BLOSSOM RD  
NUEVO, CA. 92567

ASMT: 426350049, APN: 426350049  
HOLLY DIMES, ETAL  
36188 BLUE HILL  
BEAUMONT CA 92223



ASMT: 426350050, APN: 426350050  
ANITA RODRIGUEZ, ETAL  
20610 HAVENHURST DR  
NUEVO, CA. 92567

ASMT: 426380004, APN: 426380004  
MAGGIE FOSNOT, ETAL  
20385 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426350051, APN: 426350051  
CANDACE HAMLET, ETAL  
20630 HAVENHURST DR  
NUEVO, CA. 92567

ASMT: 426380005, APN: 426380005  
MARCO VALDOVINOS  
1231 E EVANS ST  
SAN JACINTO CA 92583

ASMT: 426350052, APN: 426350052  
ALBARO NUNEZ  
32223 MEADOW BLOSSOM RD  
NUEVO, CA. 92567

ASMT: 426380006, APN: 426380006  
CYNTHIA CARUSO  
20425 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426350053, APN: 426350053  
EPIFANIO AISPURIO, ETAL  
412 E CENTER ST  
POMONA CA 91767

ASMT: 426380007, APN: 426380007  
KIMBERLY CROOKSHANK, ETAL  
20445 HANSEN ST  
NUEVO, CA. 92567

ASMT: 426350055, APN: 426350055  
MUNIR INNABI, ETAL  
215 E JOAN DE ARC  
PHOENIX AZ 85022

ASMT: 426380008, APN: 426380008  
VELMA STRINGER, ETAL  
P O BOX 1219  
NUEVO CA 92567

ASMT: 426370005, APN: 426370005  
SCK POULTRY RANCHES  
331 W CITRUS ST  
COLTON CA 92324

ASMT: 426380010, APN: 426380010  
LECIA FELICIANO  
20480 MAGNOLIA AVE  
LAKEVIEW CA 92567

ASMT: 426380001, APN: 426380001  
TERESA CARRILLO, ETAL  
P O BOX 1190  
LAKEVIEW CA 92567

ASMT: 426380011, APN: 426380011  
ROXANA FERLA, ETAL  
20475 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426380012, APN: 426380012  
CORA CHRISMAN, ETAL  
20501 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426380021, APN: 426380021  
TERESA CARRILLO, ETAL  
20420 MAGNOLIA AVE  
LAKEVIEW, CA. 92550

ASMT: 426380013, APN: 426380013  
PAUL MUNOZ  
20500 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426380022, APN: 426380022  
RONIE DOWNEY  
20406 MAGNOLIA AVE  
LAKEVIEW, CA. 92550

ASMT: 426380014, APN: 426380014  
KAREN MEYER, ETAL  
20530 MAGNOLIA AVE  
PERRIS CA 92567

ASMT: 426380023, APN: 426380023  
ROSE RODRIGUEZ, ETAL  
P O BOX 1171  
LAKEVIEW CA 92567

ASMT: 426380015, APN: 426380015  
RAYMUNDO TALAVERA  
20533 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426380024, APN: 426380024  
DEBORAH KEENAN, ETAL  
20550 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426380016, APN: 426380016  
LESLIE BOOTSMA, ETAL  
20565 HANSEN AVE  
NUEVO CA 92567

ASMT: 426380025, APN: 426380025  
TERRY TORRES, ETAL  
20590 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426380017, APN: 426380017  
PAMELA KNICKERBOCKER, ETAL  
20587 HANSEN AVE  
LAKEVIEW, CA. 92550

ASMT: 426380026, APN: 426380026  
DONNA FIERRO, ETAL  
20365 HANSEN AVE  
NUEVO CA 92567

ASMT: 426380018, APN: 426380018  
DAVID GUTIERREZ, ETAL  
20595 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426400002, APN: 426400002  
JOSE FRANCO  
31305 YUCCA AVE  
NUEVO CA 92567

ASMT: 426400005, APN: 426400005  
ALBERT ANGULO  
31331 YUCCA AVE  
NUEVO, CA. 92567

ASMT: 426400017, APN: 426400017  
MARTIN LOPEZ  
26585 PLACENTIA AVE  
PERRIS CA. 92571

ASMT: 426400008, APN: 426400008  
DAVID LUKER, ETAL  
P O BOX 1358  
LAKEVIEW CA 92567

ASMT: 426400019, APN: 426400019  
MARIA ANGUIANO, ETAL  
20131 6TH ST  
NUEVO, CA. 92567

ASMT: 426400010, APN: 426400010  
AURORA MORALES, ETAL  
20150 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426400020, APN: 426400020  
JOSEFINA MAYORAL  
51 DEL PIZZOLI  
LAKE ELSINORE CA 92532

ASMT: 426400011, APN: 426400011  
JENNIFER GERKE  
20170 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426400021, APN: 426400021  
PHYLLIS WHITAKER, ETAL  
P O BOX 76  
NUEVO CA 92567

ASMT: 426400014, APN: 426400014  
VICTORIA CIFUENTES, ETAL  
20190 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426400022, APN: 426400022  
MARGARET WALDEN, ETAL  
PO BOX 1078  
SPRINGVILLE CA 93265

ASMT: 426400015, APN: 426400015  
NUEVO DEV CO  
P O BOX 670  
UPLAND CA 91785

ASMT: 426400023, APN: 426400023  
NICHOLAS BRUNO  
P O BOX 342  
NUEVO CA 92567

ASMT: 426400016, APN: 426400016  
MARTIN LOPEZ  
20640 EUREKA ST  
PERRIS CA 92571

ASMT: 426410001, APN: 426410001  
SHELLEY WILSON  
20071 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410002, APN: 426410002  
ROSALEE CHAMALBIDE  
20081 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410010, APN: 426410010  
BEVERLY SIMPSON, ETAL  
20159 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410003, APN: 426410003  
NANCY CORTEZ  
P O BOX 1375  
NUEVO CA 92567

ASMT: 426410011, APN: 426410011  
THOMAS SIMCOX, ETAL  
20171 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410004, APN: 426410004  
MARIA MUNOZ, ETAL  
31195 YUCCA AVE  
NUEVO CA 92567

ASMT: 426410012, APN: 426410012  
DANNY NEILL, ETAL  
20221 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410005, APN: 426410005  
DENNIS MANKA  
31177 YUCCA AVE  
NUEVO, CA. 92567

ASMT: 426410014, APN: 426410014  
MANUELA APACHE  
20200 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426410006, APN: 426410006  
ADELINA PETREE, ETAL  
31155 YUCCA AVE  
NUEVO, CA. 92567

ASMT: 426410015, APN: 426410015  
GRETCHEN REYNOLDS  
20245 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410008, APN: 426410008  
VICTORIA DOYLE, ETAL  
1621 NW LACAMAS DR  
CAMAS WA 98607

ASMT: 426410016, APN: 426410016  
LOUIS SOTO  
20271 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410009, APN: 426410009  
ALMA VALENZUELA  
20139 HANSEN AVE  
NUEVO CA 92567

ASMT: 426410017, APN: 426410017  
RENE LOPEZ  
20240 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426410018, APN: 426410018  
PATRICIA PALACIOS, ETAL  
20280 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426410027, APN: 426410027  
MARIA CASTRO  
P O BOX 892  
NUEVO CA 92567

ASMT: 426410019, APN: 426410019  
HOMAR AGUIRRE  
20285 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 426410028, APN: 426410028  
DENNIS MANKA  
20120 MAGNOLIA AVE  
NUEVO, CA. 92567

ASMT: 426410020, APN: 426410020  
SHIRLEY SEWARD  
20301 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 427140026, APN: 427140026  
BEVERLY SHACKFORD, ETAL  
PO BOX 1176  
NUEVO CA 92567

ASMT: 426410021, APN: 426410021  
CESAR DELGADO  
20321 HANSEN AVE  
NUEVO, CA. 92567

ASMT: 427140033, APN: 427140033  
NELIDA JOVERO  
32200 WATER AVE  
NUEVO, CA. 92567

ASMT: 426410022, APN: 426410022  
RENEE GARCIA, ETAL  
31210 LAURENA AVE  
NUEVO, CA. 92567

ASMT: 427140054, APN: 427140054  
SHIRLEY YERTON  
P O BOX 836  
NUEVO CA 92567

ASMT: 426410023, APN: 426410023  
PETER MCNEIL  
P O BOX 1195  
NUEVO CA 92567

ASMT: 427180003, APN: 427180003  
GU YUAN EDIBLE FUNGI TECHNOLOGY  
20115 DONWAY DR  
WALNUT CA 91789

ASMT: 426410024, APN: 426410024  
NANCY SMITH, ETAL  
P O BOX 1333  
LAKEVIEW CA 92567

ASMT: 427200015, APN: 427200015  
LUDIVINA MENDOZA, ETAL  
21050 ELTON LN  
NUEVO, CA. 92567

ASMT: 427200044, APN: 427200044  
WESTERN RIVERSIDE CO REGIONAL CONS AI  
C/O DEPT OF FAC MGT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 427200049, APN: 427200049  
WESTERN RIVERSIDE CO REGIONAL CONS AI  
C/O DEPT OF FAC MGT  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 427200053, APN: 427200053  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 427200054, APN: 427200054  
HADLEY HOLDINGS  
C/O SCOTT C HADLEY  
31902 AVENIDA EVITA  
SAN JUAN CAPISTRANO CA 92675

**SP00342**

Drew Feldman  
Conservation Chair  
San Bernardino Valley Audubon Society  
PO Box 10973  
San Bernardino, CA 92423

Joe Bourgeois  
PO Box 79222  
Corona, CA 92877

Jackie Nouwels  
19955 Takajima Rd  
Lakeview, CA 92567

Dan Silver  
Endangered Habitats League  
8424 Santa Monica Blvd. Suite A 592  
Los Angeles, CA 90069-4267

Ann Turner McKibben  
23296 Sonnet Drive  
Moreno Valley, CA 92557-5403

Janet Laurain  
Adams Broadwell Joseph & Cardozo  
601 Gateway Blvd., Suite 1000  
South San Francisco, CA 94080

Travis Abeyta  
Chapter Network Manager – Southern California  
Audubon California  
4700 N. Griffin, Los Angeles, CA 90031

**Agricultural Commissioner's Office, Riverside County**

*John Snyder, Agricultural Commissioner*  
4080 Lemon St., Room 19, Basement  
Riverside, CA 92502-1089

**Audubon California**

*Travis Abeyta, Chapter Network Manager - Southern California*  
4700 N. Griffin  
Los Angeles, CA 90031

**California Department of Conservation**

*CEQA Review*  
801 K Street, MS 24-01  
Sacramento, CA 95814-3500

**California Department of Parks & Recreation**

*Office of Historic Preservation*  
1416 9th St., Rm 1442  
Sacramento, CA 95814

**California Department of Toxic Substance Control**

*Greg Holmes*  
5796 Corporate Avenue  
Cypress, CA 90630

**California Office of Emergency Services**

*CEQA Review*  
3650 Schriever Ave  
Mather, CA 95655

**California State Assembly 61st District**

*Assembly Member Jose Medina*  
137 N. Perris Blvd, Suite 15  
Perris, CA

**California State Representatives 36th District**

*Representative Raul Ruiz*  
445 East Florida Ave - 2nd Floor  
Hemet, CA

**California State Senate, 31st District**

*Senator Richard D. Roth*  
3737 Main Street, Suite 104  
Riverside, CA

**CALTRANS, District #8**

*CEQA Review*  
464 W. 4th St., 6th Floor  
San Bernardino, CA 92401-1400

**Agua Caliente Bank of Cahuilla Indians**

*Tom Davis, Chief Planning & Development Officer*  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**Brow Tree and Garden**

*Steve Brow*  
22070 Horseshow Trail  
Nuevo, CA

**California Department of Fish and Wildlife, Inland Desert Region**

*Leslie MacNair*  
3602 Inland Empire Blvd., Ste. C-220  
Ontario, CA 91764

**California Department of Parks & Recreation, Inland Empire District**

*Alissa Ing*  
17801 Lake Perris Drive  
Perris, CA 92571

**California Department of Toxic Substance Control**

*Ken Chiang*  
1449 W. Temple Street, RM 105  
Los Angeles, CA 90026

**California Regional Water Quality Control Board - Santa Ana Region**

*Mark G. Adelson, Chief, Regional Planning Programs Section*  
3737 Main Street, Ste 500 Riverside, CA

**California State Assembly 67th District**

*Assembly Member Melissa A. Melendez*  
41391 Kalmia Street, Suite 220  
Murrieta, CA

**California State Representatives 42nd District**

*Representative Ken Calvert*  
4160 Temescal Canyon Rd., Ste. 214  
Corona, CA

**California State Water Resources Control Board**

*Nadell Gayou*  
1001 I St.  
Sacramento, CA 95814-2828

**Center for Biological Diversity**

*Jonathan Evans, Staff Attorney*  
1212 Broadway St, St. #800  
Oakland, CA 94612

**AT&T**

*Maryann Cassaday*  
3939 E. Coronado, 2nd Floor  
Anaheim, CA 92807

**Building Industry Assoc. of Southern California**

*Mark Knorrnga, Executive Officer*  
3891 11th Street  
Riverside, CA 92501

**California Department of Parks & Recreation**

*Gary Watts*  
17801 Lake Perris Drive  
Perris, CA 92571

**California Department of Parks & Recreation, Inland Empire District**

*Enrique Arroyo*  
17801 Lake Perris Drive  
Perris, CA 92571

**California Native Plant Society**

*Katie Borrows*  
2161 Concord Avenue  
Ontario, CA 91761

**California State Assembly 42nd District**

*Assembly Member Chad Mayes*  
41608 Indian Trail Rd, Suite D-1  
Rancho Mirage, CA

**California State Dept. of Water Resources**

*CEQA Review*  
1416 9th Street  
Sacramento, CA 95814

**California State Senate, 23rd District**

*Senator Mike Morrell*  
10350 Commerce Center Dr., Suite A-220  
Rancho Cucamonga, CA

**California Waterfowl Association**

*Jake Messerli*  
1346 Blue Oaks Blvd.  
Roseville, CA 95678

**CHP, #840**

*CEQA Review*  
8118 Lincoln Ave.  
Riverside, CA 92504



**City of Banning, Community Development Dept.**

*Brian Guillot, Community Development Director*  
99. E. Ramsey St.  
Banning, CA 92220-0090

**City of Calimesa, Community Development Dept.**

*Kieth Gardner, Community Development Director*  
908 Park Avenue

**City of Coachella, Community Development Dept.**

*Luis Lopez, Development Services Director*  
1515 Sixth St. Coachella, CA 92236

**City of Desert Hot Springs, Community Development Dept.**

*Nathan Bouvet, Director of Community Development*  
65-950 Pierson Blvd. Desert Hot Springs, CA 92240

**City of Indio, Community Development Dept.**

*Les Johnson, Development Services Director*  
100 Civic Center Mall  
Indio, CA 92201

**City of Moreno Valley, Parks & Community Service Department**

*Gabriel Garcia, Parks and Community Services Director*  
14177 Frederick St. Moreno Valley, CA

**City of Norco**

*Steve King, Planning Director*  
2870 Clark Ave.  
Norco, CA 92860

**City of Perris, Planning Dept.**

*Clara Miramontes, Director of Development Services*  
101 N. D St.  
Perris, CA 92570-1917

**City of Riverside, Planning Dept.**

*Rafael Guzman, Community & Economic Development Director*  
3900 Main St. 3rd Floor  
Riverside, CA 92522

**Community Service District 93**

*CEQA Review*  
13671 Frederick Ave.  
Edgemont, CA 92508

**City of Beaumont, Planning Dept.**

*Rebecca Deming, Community Development Director*  
550 E. Sixth St.  
Beaumont, CA 92223

**City of Canyon Lake**

*Aaron Palmer, City Manager*  
31516 Railroad Canyon Rd.  
Canyon Lake, CA 92587

**City of Corona**

*Jonathan Daly*  
755 Corporation Yardway  
Corona, CA 92880

**City of Hemet, Development Services**

*Deanna Elliano, Community Development Director*  
445 E. Florida Ave.  
Hemet, CA 92543

**City of La Quinta**

*Tim Jonasson, Design and Development Director / City Engineer*  
78-495 Calle Tampico  
La Quinta, CA

**City of Moreno Valley, Planning Dept.**

*Richard Sandzimier, Planning Official*  
14177 Frederick St.  
Moreno Valley, CA

**City of Palm Desert, Community Development & Planning Dept.**

*Planning Director*  
73-510 Fred Waring Dr.  
Palm Desert, CA 92260

**City of Rancho Mirage, Community Development Dept.**

*Bud Kopp, Planning Manager*  
69-825 Hwy. 111  
Rancho Mirage, CA 92270

**City of San Jacinto, Community Development Dept.**

*Sharon Paisley, Development Director*  
595 S. San Jacinto Ave., Building A  
San Jacinto, CA 92583

**County of Imperial, Farm Bureau**

*CEQA Review*  
1000 Broadway  
El Centro, CA 92243-2315

**City of Blythe, Development Services Dept.**

*Barbara Burrow, Interim Development Services Director*  
235 N. Broadway  
Blythe, CA 92225

**City of Cathedral City, Planning Dept.**

*Robert Rodriguez, Planning Manager*  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

**City of Corona, Community Development Dept.**

*Joanne Colletta, Community Development Director*  
400 S. Vicentia Ave.  
Corona, CA 92882

**City of Indian Wells, Community Development Dept.**

*David Gassaway, Interim Community Development Director*  
44-950 El Dorado Dr. Indian Wells, CA 92210-7497

**City of Lake Elsinore, Community Development Dept.**

*Grant Taylor, Director of Community Development*  
130 S. Main St. Lake Elsinore, CA 92530

**City of Murrieta, Planning Dept.**

*Cynthia S. Kinser, City Planner*  
1 Town Square  
Murrieta, CA 92562

**City of Palm Springs, Department of Planning Services**

*Flinn Fagg, Director of Planning Services*  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

**City of Redlands, Community Development Dept.**

*James Troyer, Interim Director of Development Services*  
35 Cajon St., Ste. 20 Redlands, CA 92373

**City of Temecula, Community Development Dept.**

*Luke Watson, Community Development Director*  
41000 Main Street  
Temecula, CA

**County of Imperial, Planning and Development Services**

*Jorge Galvan, Planning & Development Director*  
420 South Imperial Avenue  
Imperial, CA

**County of Riverside, Department of Public Health**

*Susan Herrington*  
4065 County Circle Drive  
Riverside, CA 92503

**Cupa Cultural Center (Pala Band)**

*Shasta Gaughen, Assistant Director*  
35008 Pala-Temecula Road  
Pala, CA 92059

**Department of Toxic Substances Control**

*Greg Holmes, Unit Chief Brounfields and Environmental Restoration Program*  
5796 Corporate Avenue  
Cypress, CA

**Friends of Nuevo Community Council**

*Pat Ratcliff*  
21845 Poppy Lane  
Nuevo, CA 92567

**HCP National**

*Bill Dyer*  
3151 Airway Avenue, Bldg. S  
Costa Mesa, CA 92626

**La Paz County Assessor**

*Community Development*  
1112 Joshua Ave., Ste. 202  
Parker, AZ 85344

**March Air Reserve Base**

*Douglas Adams 452 MSG/CE610*  
Meyer Dr., Building 2403  
March ARB, CA 92518

**Moreno Valley Parks & Recreation**

*CEQA Review*  
14075 Frederick St.  
Moreno Valley, CA 92553

**Morongo Band of Mission Indians**

*Robert Martin*  
11581 Potrero Rd.  
Banning, CA 92220

**Mt. San Jacinto Community College District**

*CEQA Review*  
1499 N. State St.  
San Jacinto, CA 92583

**County of Riverside, Waste Resources Management**

*CEQA REVIEW*  
14310 Frederick Street  
Moreno Valley, CA 92553

**Department of Housing and Community Development**

*CEQA Review*  
3737 Main Street, Ste. 400  
Riverside, CA 92501

**Duck Club Member**

*Ronald A. Beck*  
3655 Nobel Drive, Suite 200  
San Diego, CA 92122

**Friends of Nuevo Community Council**

*Debbra O'Brien*  
22010 Polley Street  
Nuevo, CA 92567

**Hemet / San Jacinto Valley Chamber of Commerce**

*CEQA Review*  
615 N. San Jacinto Street  
Hemet, CA 92543

**Los Coyotes Band of Mission Indians**

*Francine Kupsch, Spokesperson*  
2300 Camino San Ignacia  
Warner Springs, CA 92086

**Metropolitan Water District of So. California**

*Harry Bannerman*  
700 North Alameda Street  
Los Angeles, CA 90012-2944

**Moreno Valley Ranch Community Association**

*CEQA Review*  
16010 Rancho Del Lago  
Moreno Valley, CA 92551

**Morongo Band of Mission Indians, Planning & Economic Development**

*Britt W. Wilson, Cultural Resource Coordinator*  
245 N. Murray Street, Suite C  
Banning, CA 92220

**Mystic Lake Duck Club**

*Walter J. Fegley*  
5011 Helix Terrace  
La Mesa, CA 91941

**County Service Area 146, c/o EDA**

*Suzanne Holland*  
4080 Lemon St., MS1040  
Riverside, CA 92501

**Department of the Air Force**

*Richard Eunice, P.E. Base Civil Engineer*  
452 MSG/CEV, Base Operating Support, 610 Meyer Dr., Bldg 2403  
March ARB, CA

**Endangered Habitats League**

*Dan Silver, Executive Director*  
8424-A Santa Monica Blvd., Ste. 592  
Los Angeles, CA 90069-4267

**Gresham, Savage, Nolan & Tilden**

*Penny Alexander-Kelley, Atty.*  
550 E. Hospitality Lane, Ste 300  
San Bernardino, CA 92408

**Inalnd Empire Waterkeeper**

*Garry Brown, Executive Director*  
3744 Merced Drive, Unit F2  
Riverside, CA

**Luiseno Indians**

*Willie Pink*  
626 East Old 2nd Street  
San Jacinto, CA 92583

**Moreno Valley Chamber of Commerce**

*CEQA Review*  
22500 Town Cir., Ste. 2090  
Moreno Valley, CA 92553

**Moreno Valley Unified School District**

*CEQA Review*  
25634 Alessandro Blvd.  
Moreno Valley, CA 92553

**Morongo Tribal Council**

*Susan Pangell*  
11581 Potrero Rd.  
Banning, CA 92220

**Native American Heritage Commission**

*Katy Sanchez, Program Analyst*  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 92691

**Natural Resources Conservation Service (NRCS)**

*Carlos Suarez, State Conservationist*  
430 G Street, Suite 4164  
Davis, CA

**Nuvview Union School District**

*CEQA Review*  
29780 Lakeview Ave.  
Nuevo, CA 92567-9706

**Orange County Planning & Development Services**

*Director of Planning*  
300 N. Flower St. Rm. 122  
Santa Ana, CA 92705

**Pechanga Band of Mission Indians**

*Mark Macarro, Chairperson*  
12705 Pechanga Road  
Temecula, CA 92592

**Pigeon Pass Homeowners' Assoc.**

*CEQA Review*  
11375 Pigeon Pass Rd.  
Moreno Valley, CA 92557

**Reno Contracting**

*Matt Reno*  
1450 Frazee Road, Ste. 100  
San Diego, CA 92108

**Riv. Co. LAFCO**

*George J. Spilotis, Executive Dir.*  
3850 Vine Street, Ste. 110  
Riverside, CA 92507-4277

**Riverside Transit Agency**

*Michael McCoy, Senior Planner*  
1825 3rd St.  
Riverside, CA 92517-1968

**San Bernardino County, Land Use Services Dept. - Planning**

*July Rynerson Rock Director*  
385 N. Arrowhead Ave., 1st Floor  
San Bernardino, CA 92415-0182

**San Jacinto Valley Wetlands Foundation**

*Michael W. Marshall, D.D.S.*  
6841 Livingston Drive  
Huntington Beach, CA 92648

**Natural Resource Conservation Service**

*Robert S. Hewitt*  
950 N. Ramona Blvd.  
San Jacinto, CA 92582

**Nuvview Union School District**

*Russ Ramsey*  
29780 Lakeview Ave.  
Nuevo, CA

**Paeter E. Garcia, Attorney**

*Best, Best & Krieger*  
3750 University Avenue, Ste. 400  
Riverside, CA 92501

**Pechanga Cultural Resources**

*Paul Macarro, Coordinator*  
127058 Pechanga Road  
Temecula, CA 92592

**Regional Waste Water, Western Riverside County**

*c/o Aklufi & Wysocki*  
3403 Tenth St., Suite 610  
Riverside, CA 92501-3670

**Residents for Responsible Development of Mesa Grande**

*CEQA Review*  
28209 Vista Del Valle  
Hemet, CA 92544

**Riverside County Sheriff's Department, Perris Station**

*Christopher Brandon Ford, Sheriff's Captain*  
137 N. Perris Blvd., #A  
Perris, CA

**Riverside-Corona Resource Conservation District**

*Diana Ruiz*  
4500 Glenwood Dr., Bldg. A  
Riverside, CA 92501

**San Diego County, Dept. of Planning and Land Use**

*Planning Director*  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

**San Manuel Band of Mission Indians**

*Lee Clauss, Cultural Resources Management Director*  
26569 Community Center Drive  
Highland, CA 92346

**Nuevo Water Company**

*Ed Piester, Operations Mgr.*  
30427 11th St.  
Nuevo, CA 92567-9528

**Nuevo Union School District**

*Jeff Simmons*  
29780 Lakeview Ave.  
Nuevo, CA

**Pechanga Band of Luiseno Mission Indians**

*Ebru Ozdil, Planning Specialist*  
P.O. Box 2183  
Temecula, CA 92592

**Perris Union High School District**

*Tina Cullors, Facilities Director*  
155 E. 4th St.  
Perris, CA 92570-2124

**Santa Ana Regional Water Quality Control Board #8**

*Glenn Robertson, Engineering Geologist*  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348

**Resource Conservation District, San Jacinto Basin**

*Resource Conservation District,*  
950 N. Ramona Blvd., Ste. 6  
San Jacinto, CA 92582

**Riverside Land Conservancy**

*CEQA Review*  
4075 Mission Inn Avenue  
Riverside, CA 92501

**San Bernardino County Museum**

*Kathleen Springer, Develop. Monitoring Commission*  
2024 Orange Tree Lane  
Redlands, CA 92374

**San Jacinto Unified School District**

*Shari Fox, Superintendent*  
2045 S. San Jacinto Ave.  
San Jacinto, CA 92583-5626

**Santa Rosa Band of Cahuilla Mission Indians**

*Anthony Largo, Environmental Coordinator*  
325 N. Western St.  
Hemet, CA 92343

**Shute, Mihaly & Weinberger LLP**

*Sara A. Clark / Carmen J. Borg, AICP Urban  
Planner*  
396 Hayes Street  
San Francisco, CA

**Soboba Band of Mission Indians**

*Robert J. Salgado, Sr., Chairperson*  
23904 Soboba Road  
San Jacinto, CA 92581

**Southern California Edison**

*CEQA Review*  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

**U.S. Department of Agriculture**

*San Jacinto Ranger Station, Forest Service*  
54270 Pinecrest  
Idyllwild, CA 92549

**U.S. Fish and Wildlife Service**

*Karin Cleary-Rose*  
777 East Tahquitz Canyon Dr., Ste. 208  
Palm Springs, CA 92262

**Val Verde Unified School District**

*Dr. Fred Workman*  
975 W. Morgan Street  
Perris, CA 92571

**Western Riverside County Regional  
Conservation Authority**

*Charles Landry*  
3403 10th Street, Suite 320  
Riverside, CA 92501

**Robert & Terry Prince**

10746 Cherry Hills Dr.  
Cherry Valley, CA

**Alvino Siva**

2034 W. Westward  
Banning, CA 92220

**Lawrence F. Andrew, Jr.**

2000 Via Segovia  
La Jolla, CA 92037

**Sierra Club - San Geronio Chapter**

*George B. Hague*  
4079 Mission Inn Avenue  
Riverside, CA 92501

**South Coast Air Quality Mgmt. District**

*Jillian Wong, Program Manager*  
21865 Copley Drive  
Diamond Bar, CA 91765

**Southern California Edison**

*Louis Davis, Corporate Real Estate*  
14799 Chestnut Street  
Westminster, CA

**U.S. Department of the Interior**

*Bureau of Land Management*  
22835 Calle San Juan de los Lagos  
Moreno Valley, CA 92553

**U.S. Fish and Wildlife Service**

*Karen Goebel, Assistant Field Supervisor*  
2177 Salk Avenue, Ste 250  
Carlsbad, CA

**Verizon Wireless - Indio**

*CEQA Review*  
81673 U.S. Hwy 111  
Indio, CA 92201

**Wildon Associates**

*Thomas Olson*  
3655 Nobel Drive, Suite 200  
San Diego, CA 92122

**Kim Floyd**

44579 Serrento Court  
Palm Desert, CA

**Christina Greutink**

104 Washburn Avenue  
San Jacinto, CA 92583

**Ann and Michael A. McKibben, Ph.D.**

23296 Sonnet Drive  
Moreno Valley, CA 92557

**Soboba Band of Luiseño Indians**

*Charlene Ryan, Cultural Program Director*  
23904 Soboba Road  
San Jacinto, CA 92581

**Southern California Association of  
Governments**

*Jacob Lieb, Envir. Planner*  
818 W. 7th St., 12th Floor  
Los Angeles, CA 90017

**U.S. Army Corps of Engineers**

*Crystal L. Marquez*  
911 Wilshire Blvd.  
Los Angeles, CA 90017

**U.S. Fish and Wildlife Service**

*Kenneth McDermond, Acting Regional Director*  
2800 Cottage Way  
Sacramento, CA 95825

**University of California, Riverside, Dept. of  
Anthropology**

*Eastern Information Center*  
1334 Watkins Hall  
Riverside, CA 92521

**Western Riverside Council of Governments**

*Rick Bishop, AICP*  
4080 Lemon Street, 3rd Floor MS1032  
Riverside, CA 92501-3609

**Wildon Associates**

*Lawrence F. Andrews, Jr.*  
2000 Via Segovia  
La Jolla, CA

**Clinton E Stoutenburgh**

22450 Wybenga Ln  
Nuevo, CA 92567

**Curt Perry**

3655 Nobel Drive, Suite 200  
San Diego, CA 92122

**Sandra Dutcher**

31241 Contour Avenue  
Nuevo, CA 92567

**Stan Perry**

2673 Narcissus Drive  
San Diego, CA 92106

**Sue Nash**

3138 Brockton Avenue  
Riverside, CA 92501

**Robert S. Hewitt**

42913 Johnston Avenue  
Hemet, CA

**Clinton E. Stoutenburgh**

22450 Wybenga Lane  
Nuevo, CA

**Marilyn Rogers**

21925 Garden Drive  
Nuevo, CA

**Kay Hampton**

21940 Gibson  
Nuevo, CA

**Jackie Nouwels**

19955 Takajima Rd  
Lakeview, CA

**Sharon Banks**

31549 Electric Ave  
Nuevo, CA

**Charl & Jerry Beauchat**

28570 Lakeview Ave  
Nuevo, CA

**Margaret Berry**

21350 Peters Ln  
Nuevo, CA

**John Lynch**

34420 Sugarloaf Trail  
Nuevo, CA

**Louie & Esther Munoz**

30545 10th St  
Nuevo, CA

**Stephen Rapata**

33601 Stagecoach Rd  
Nuevo, CA

**Diane Shott**

31260 Meadow Blossom Rd  
Nuevo, CA

**Bill Tally**

31445 Contour Ave  
Nuevo, CA

**Sami Tehseldar**

30240 Merrell Ave  
Nuevo, CA

**Karen Walls**

21574 Curtis St  
Nuevo, CA

**John and Glenda Love**

31815 Meadow Blossom Rd.  
Lakeview, CA

**Blum Collins LLP**

*Craig M. Collins*  
707 Wilshire Boulevard, Suite 4880  
Los Angeles, CA

**Mike Naggar and Associates Inc.**

*Michael Naggar*  
445 S. D St.  
Perris, CA

**Moreno Valley Unified School District**

*Alice Grundman*  
23301 Dracaea Avenue  
Moreno Valley, CA

**Pala Tribal Historic Preservation Office**

*Shasta Gaughen, Tribal Historic Preservation  
Officer*  
PMB 50, 35008 Pala Temecula Road  
Pala, CA

**Southern California Edison**

*Sara M Bholat*  
6040 Irwindale Avenue  
Irwindale, CA

**City of Moreno Valley**

*Mark Gross, AICP*  
14177 Frederick St.  
Moreno Valley, CA

**Endangered Habitats League**

*Dan Silver, Executive Director*  
8424 Santa Monica Blvd, Suite A 592  
Los Angeles, CA

**Center for Biological Diversity**

*J.P. Rose Staff Attorney*  
PMB 447, 8033 Sunset Blvd.  
Los Angeles, CA

**Audubon Society, San Bernardino Valley**

*Drew Feldman, Conservation Chair*  
P.O. Box 10973  
San Bernardino, CA 92423-0973

**Cahuilla Band of Mission Indians**

*Anthony Madrigal, Jr., Chairperson*  
P. O. Box 391760  
Anza, CA 92539

**Cahuilla Band of Mission Indians**

*Eugene Nogales, Chairperson*  
P. O. Box 391760  
Anza, CA 92539

**Eastern Municipal Water District**

*Joseph Lewis, Director of Engineering Services*  
P.O. Box 8300  
Perris, CA 92572

**Friends of the Northern San Jacinto Valley**

*Ann-Turner McKibben*  
P.O. Box 4266  
Idyllwild, CA

**Friends of Northern San Jacinto Valley**

*Susan L. Nash, Legal Counsel, Conservation Co-Chair*  
P.O. Box 4266  
Idyllwild, CA

**Gabrielino/Cahuilla/Luiseno**

*Samuel H. Dunlap*  
P.O. Box 1391  
Temecula, CA 92593

**Los Coyotes Band of Mission Indians**

*Katherine Saubel, Spokesperson*  
P. O. Box 189  
Warner Springs, CA 92086

**Pauma & Yuima**

*Bennae Calac*  
P.O. Box 369  
Pauma Valley, CA 92061

**Pechanga Band of Luiseno Indians**

*Anna Hoover, Deputy THPS/Cultural Analyst*  
P.O. Box 2183  
Temecula, CA 92593

**Ramona Band of Mission Indians**

*Anthony Largo, Environmental Coordinator*  
P.O. Box 391372  
Anza, CA 92539

**Reche Canyon Property Owners' Assoc.**

*CEQA Review*  
Route 1, Box 393  
Colton, CA 92324

**Soboba Band of Luiseno Indians**

*Harold Arres*  
P.O. Box 487  
San Jacinto, CA 92581

**Joseph A. Fass**

P.O. Box 3506  
Blue Jay, CA 92317

**Tom Paulek**

P.O. Box 4036  
Idyllwild, CA 92549-4036

**Soboba Band of Luiseno Indians**

*Joseph Ontiveros, Cultural Resources Department*  
P.O. Box 487  
San Jacinto, CA

**Arleen Hertig**

P.O. Box 103  
Nuevo, CA

**Joyce Shchwartz**

P.O. Box 1327  
Nuevo, CA

**Eastern Municipal Water District**

*Maroun El-Hage, M.S., P.E.*  
P.O. Box 8300  
Perris, CA

**Hemet Model Masters**

*Jason Turner, President*  
P.O. Box 754  
San Jacinto, CA

**Pechanga Indian Reservation**

*Michele Hannah, Deputy General Counsel*  
P.O. Box 1477  
Temecula, CA

**United Concerned Citizens of Riverside County**

*Pat Ratliff and Sandie Baxter Dutcher*  
P.O. Box 304  
Nuevo, CA

**Riverside County Transportation Commission**

*Alex Menor, Capital Project Manager*  
P.O. Box 12008  
Riverside, CA

**Olenthea Neal**

P.O. Box 266  
Nuevo, CA

**Bill Staffieri**

P.O. Box 425  
Nuevo, CA

**Pat Ratliff**

P.O. Box 576  
Nuevo, CA

**Inland Empire Biking Alliance**

*Marven E. Norman, Policy Director*  
P.O. Box 9266  
Redlands, CA

**Metropolitan Water District of Southern  
California**

*Deirdre West, Manager, Environmental Planning  
Team*

P.O. Box 54153, Los Angeles, CA

**Lynn Blickensderfer -  
lynnblickensderfer@yahoo.com**

*875 Smallwood Street*

Colton, CA

92324

**Rhoda Holabird - rholabird@roadrunner.com**

*2244 Beverly Glen Place*

Los Angeles, CA

90077

**Patricia van Hartesveldt -  
deerfield323@yahoo.com**

*7719 Nestle Avenue*

Reseda, CA

91335

**Scott Saikley - scott.saikley@gmail.com**

*295 W California Blvd #9*

Pasadena, CA

91105

**Kae Bender - kaebender@juno.com**

*42955 Cherbourg Lane*

Lancaster, CA

93536

**Kenneth Pennington - kpnn.pol@mac.com**

*P.O. Box 1082*

Santa Clarita, CA

91386

**Nigel Jay - nigel.jay@linkmobilellc.com**

*69 Fox Hollow*

Irvine, CA

92614

**Timothy Shanahan - tcshan@aol.com**

*10470 Falcon Avenue*

Fountain Valley, CA

92708

**Caroline Valdez -  
carolinejvaldez1970@yahoo.com**

*3925 Penn Mar Avenue*

El Monte, CA

91732

**Michael Terry - michaelgterry@hotmail.com**

*503 W. Rustic Rd.*

Santa Monica, CA

90402

**John Paladin - PaladinEsq@AOL.com**

*Box 801777*

Valencia, CA

91380

**Charles Alexander -  
malex\_52@dslextreme.com**

*550 N. Millard Avenue*

Rialto, CA

92376

**Jessica Tancredi - jess.reese@gmail.com**

*8225 San Bernardino Road*

Rancho Cucamonga, CA

91730

**Joyce Pewthers - vjpewthers@att.net**

*5081 Roxborough Drive*

Placentia, CA

92870

**Pat Doherty - composerx@verizon.net**  
10145 Nancy  
Cherry Valley, CA  
92223

**Caren Hanson -  
weddingsparkles@earthlink.net**  
28474 Boardwalk Court  
Romoland, CA  
92585

**Scott Rubel - scott@scottrubel.com**  
977 Montecito Drive  
Los Angeles, CA  
90031

**Mary Mason - mickey3ms42net@aol.com**  
5732 Grimsby Drive  
Huntington Beach, CA  
92649

**Patti Bridges - pbridges@reveltravel.com**  
5025 Fairbanks Way  
Culver City, CA  
90230

**Diane Olson - puckdog@roadrunner.com**  
521 Montana Avenue #305  
Santa Monica, CA  
90403

**Javier Andre - javier@javierandre.com**  
211 S. Almansor Street #A6  
Alhambra, CA  
91801

**Russeil Soloway -  
rsoloway@montrosetravel.com**  
2230 Duane Street  
Los Angeles, CA  
90039

**J. Rubin - jrasfel@aol.com**  
P.O. Box 641  
Lake Forest, CA  
92609

**Bob Richardson - bob@rwrmarketing.com**  
9452 Hingham Drive  
Huntington Beach, CA  
92646

**Maureen McDonald - maureenbyg@aol.com**  
5873 Locksley Place, 20  
Los Angeles, CA  
90068

**Sandra Terry -snouters@charter.net**  
4360 Alta Vista Drive  
Riverside, CA  
92506

**Inna Starick - Istarick@yahoo.com**  
6343 Bataan Street  
Cypress, CA  
90630

**Alan Long - Alanlong20202@gmail.com**  
9480 Beverlycrest  
Beverly Hills, CA  
90210

**Candace Gardner -  
candace@gardnergraphics.com**  
947 Lilac Street  
Hemet, CA  
92545

**Penelope Smrz - britfoot@aol.com**  
P.O. Box 1141  
Idyllwild, CA  
92549

**Mindy Beardsley -  
mindybeardsley@hotmail.com**  
1106 California Avenue  
Santa Monica, CA  
90403

**Shianna Hardy - Grumpy110445@gmail.com**  
539 W Fredericks Street  
Barstow, CA  
92311

**Kathy Knight - kathyknight66@gmail.com**  
1122 Oak Street  
Santa Monica, CA  
90405

**Craig Marshall - cubensis.craig@verizon.net**  
2280 Argonne Avenue  
Long Beach, CA  
90815

**Christina Brewer - cristieb02@yahoo.com**  
3266 Garden Drive  
San Bernardino, CA  
92404

**Donna Sharpied - Iaronna@earthlink.net**  
P.O. Box 321, 45-200 Kaiser Road  
Desert Center, CA  
92239

**Dan Esposito - danjesposito@yahoo.com**  
1510 Rowell Avenue  
Manhattan Beach, CA  
90266-40ND

**Garrett Weinstein - gwein42@gmail.com**  
23459 Welby Way  
West Hills, CA  
91307

**Rita Greenberg - ritagr@gmail.com**  
156 Morning Glory Way  
Rancho Santa Margarita, CA  
92608

**Sandra Waters - sandra@waterscentral.com**  
9 Upper Blackwater Canyon Road  
Rolling Hills, CA  
90274

**Adolf Kruger - Green4Life@roadrunner.com**  
11360 Lomberdy Lane  
Moreno Valley, CA  
92557

**Melissa Atkinson -  
m.winograd.atkinson@gmail.com**  
10647 Ashby Avenue  
Los Angeles, CA  
90064

**Marguerite Shuster - mshuster@verizon.net**  
675 Mount Wilson Trail  
Sierra Madre, CA  
91024

**Mary Joan Thomsen - thomsemm@yahoo.com**  
10341 Canoga Avenue #12  
Chatsworth, CA  
91311



**Stephen Sacks - ecofreaktoo@yahoo.com**  
6746 Shaw Avenue  
Mt. Baldy, CA  
91759

**Candace Hogan - chogan@esri.com**  
31361 Mesa Drive  
Redlands, CA  
92373

**Marcia Wilson - marciain@yahoo.com**  
220 Alabama Street  
San Gabriel, CA  
91775

**Marlene Ortega - prettyprinzem@yahoo.com**  
1318 S Vine Place  
Ontario, CA  
91762

**Susan Lynch - susanlynch17@gmail.com**  
732 Greentree Road  
Pacific Palisades, CA  
90272

**Dr. Viviane Carson - drvcarson@yahoo.com**  
38342 9th Street  
Palmdale, CA  
93550

**Catherine Flores - cathyf310@gmail.com**  
14756 Leadwell Street  
Van Nuys, CA  
91405

**Susan Winsberg -  
susanwinsberg@sbcglobal.net**  
6536 Frankln Avenue Apt. 1  
Los Angeles, CA  
90028

**Jessica De Ruiter - jessica@jessicaderuiter.com**  
2143 Panorama Terrace  
Los Angeles, CA  
90039

**Rosanne Basu - rosannebasu@gmail.com**  
532 Hermosa Avenue  
Hermosa Beach, CA  
90254

**Ann Schultz - paxrail@aol.com**  
12531 El Merrie Del Drive  
Kagel Canyon, CA  
91342

**Scott Henderson - scottjhend@yahoo.com**  
12900 Appleton Way  
Los Angeles, CA  
90066

**Ralph Torres - ralph@heyriveriside.com**  
5671 Walter Street  
Riverside, CA  
92504

**Kelle Erwin - kelle@slickandslack.com**  
3259 Marwick Avenue  
Long Beach, CA  
90808

**Christa Neuber - seamusminnie@gmail.com**  
728 N Doheny Drive  
Beverly Hills, CA  
90069

**Casee Maxfield - storyspice@yahoo.com**  
1737 N Sycamore Avenue  
Los Angeles, CA  
90028

**Amy DeSantis - desantis.amy@gmail.com**  
11514 Rochester Avenue  
Los Angeles, CA  
90025

**Katherine Wright - kmhgw@yahoo.com**  
4 Titian  
Aliso Viejo, CA  
92656

**Willy Aenelle - willyaenlle@yahoo.com**  
573 Alameda Street  
Altadena, CA  
91001

**Marianne Tornatore - mat5504@yahoo.com**  
1068 Calle Del Cerro 1512  
San Clemente, CA  
92672

**James Packer - jwpacker3@gmail.com**  
1817 Palm Avenue  
Manhattan Beach, CA  
90266

**Joseph Valdez - Jben.valdez@Gmail.com**  
2581 Via Manolete  
Mission Viejo, CA  
92691

**Myrian Monnet - myrianmonnet@aol.com**  
355 S Los Robles Avenue  
Pasadena, CA  
91101

**Beth Baker - Betinfbaker@gmail.com**  
9520 Amoret Drive  
Tujunga, CA  
91042

**Dorothy & Phillip Kersey - phillip-  
dottie@msn.com**  
5053 Solitude Court  
Rancho Cucamonga, CA  
91737

**Sheri Mitchell - Lucatrick20@hotmail.com**  
2739 Pinecreek Circle  
Fullerton, CA  
92835

**Claudia Ventura - claudia44105@gmail.com**  
11333 Sultana Way  
Fontana, CA  
95667

**Erlinda Cortez - Erlinda\_cortez7@msn.com**  
4649 Falcon Avenue  
Long Beach, CA  
90807

**Robert Ricewasser - Rbricewasser@aol.com**  
142 No Helitrope Avenue  
Monrovia, CA  
91016

**Kathleen Gordon - Katglv@yahoo.com**  
33775 Mariana Drive  
Dana Point, CA  
92629

**Patricia McCauley - pmccauley71@yahoo.com**  
1724 N Willow Woods Drive A  
Anaheim Hills, CA  
92807

**Mk Cargill - mkcargill01@gmail.com**  
27566 Costanero  
Mission Viejo, CA  
92692

**Katherine Prince - klp0420@hotmail.com**  
1454 S Orange Grove Avenue  
Los Angeles, CA  
90019

**Alison Denning - alisondenning@verizon.net**  
P.O. Box 519  
Mt. Baldy, CA  
91759

**Irene Kang - ireneinhiding@yahoo.com**  
3631 Beethoven Street  
Los Angeles, CA  
90066

**Georgette Korsen - gkorsen@cox.net**  
275 N Ola Vista  
San Clemente, CA  
92672

**Michael Stolte - michaelworksca@yahoo.com**  
436 W Gladstone Street Apt 147  
Glendora, CA  
91740

**Steven Henderson - sbh440@live.com**  
67165 Tamara Road  
Cathedral City, CA  
92234

**Cybele Knowles - cybeleknowles@gmail.com**  
3531 E Fairmount Street  
Tucson, AZ  
85716

**David Morgan - davidkmorgan31@msn.com**  
1863 Grier Street  
Pomona, CA  
91766

**Animae Chi - wolfgang@gmail.com**  
405 North Arnaz Street  
Ojai, CA  
93023

**Rick Mick - rmick@biologicaldiversity.org**  
224 S 3rd Avenue  
Tucson, AZ  
85701

**Robin Steudle - Robinlee04@aol.com**  
3032 Via Vista #B  
Laguna Woods, CA  
92637

**Mary Thomas - spamhater25@gmail.com**  
639 15th Street  
Richmond, CA  
94801

**Cydney Lesniak - mikencyd@aol.com**  
1701 S Yellow Brick Road  
Chino Valley, AZ  
86323

**Cindi Lund - cundilund@sbcglobal.net**  
206 Estates Drive  
Danville, CA  
94526

**Michael Hoover - mfhoover@pacbell.net**  
8630 Lookout Mountain Avenue  
Los Angeles, CA  
90046

**Michael Gordon - michael\_gordon@charter.net**  
725 Rose Avenue  
Long Beach, CA  
90813

**Allen Corte - alc.louis@gmail.com**  
8611 Manzanita Avenue  
California City, CA  
93505

**Stephanie Johnson - juddspet@sbcglobal.net**  
P.O. Box 1962  
Los Angeles, CA  
90078

**Bruce Donnell - b\_donnell@msn.com**  
11 Camino Crosby  
Santa Fe, NM  
87506

**Pamela Nelson - pamela05n@yahoo.com**  
38723 Hwy 79  
Warner Springs, CA  
92086

**Douglas Poore - poordoug@comcast.net**  
429 Deodara Street  
Vacaville, CA  
95688

**Jill Davine - jsdavine@aol.com**  
4047 La Salle Avenue  
Culver City, CA  
90232

**Joan Walker - jmabwalker@verizon.net**  
2815 Sierra Vista Way  
Bishop, CA  
93514

**Page Brownton - gnor@cruzio.com**  
2001 Quail Hollow Road  
Ben Lomond, CA  
95005

**Bill Hulstrom - b\_hulstrom@yahoo.com**  
1003 Warbonnett Drive  
Perris, CA  
92570

**Chris Bihler - cbnasti@cox.net**  
3852 E Acoma Drive  
Phoenix, AZ  
85032

**William Barthen - wbzoo@earthlink.net**  
145 N Pass Avenue  
Burbank, CA  
91505

**William Briggs - megamax2@roadrunner.com**  
46 20th Court  
Hermosa Beach, CA  
90254

**Jennifer Moramarco - Emailjadrian@aol.com**

*P.O. Box 1406*  
Temecula, CA  
92593

**Ava Strong - ivars1999@yahoo.com**

*725 Barrington Avenue*  
Los Angeles, CA  
90049

**Christian Edwards - cpedwards11@gmail.com**

*21456 Lake Forest Drive*  
Lake Forest, CA  
92630

SP00342

**Applicant:**

Nuevo Development Corp.  
P.O. Box 670  
Upland, CA 91785

**Representative:**

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

**Applicant:**

Nuevo Development Corp.  
P.O. Box 670  
Upland, CA 91785

**Representative:**

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

**Applicant:**

Nuevo Development Corp.  
P.O. Box 670  
Upland, CA 91785

**Representative:**

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

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P.O. Box 670  
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Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

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P.O. Box 670  
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**Representative:**

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0916619

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: NUEVO DEVELOPMENT CORP \$24.00  
paid by: CK 00080108  
FISH & GAME FOR EIR00471 (SP00342 GPA720 CZ7055)  
paid towards: CFG05289 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ Dec 08, 2009 16:10  
SBROSTRO posting date Dec 08, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$24.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
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39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: NUEVO DEVELOPMENT CORP \$2,832.25  
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appl type: CFG2

By \_\_\_\_\_ Sep 21, 2009 11:19  
SBROSTRO posting date Sep 21, 2009

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

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) 694-5242

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: NUEVO DEVELOPMENT CORP \$50.00  
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FISH & GAME FOR EIR00471 (SP00342 GPA720 CZ7055)  
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at parcel:  
appl type: CFG2

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MGARDNER posting date Aug 07, 2017

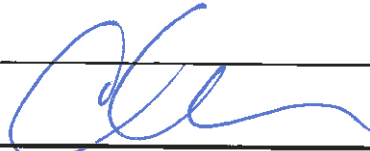
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Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4.1  
Area Plan: San Jacinto Valley  
Zoning District: Hemet-San Jacinto  
Supervisorial District: Fifth District  
Project Planner: Russell Brady  
Planning Commission: October 18, 2017

General Plan Amendment No. 1171  
Conditional Use Permit No. 3741  
Environmental Assessment No. 42874  
Applicant: CR & R, David Fahrion  
Engineer/Representative: Trip Hord



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1171** proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres.

**Conditional Use Permit No. 3741** proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. All green and food waste material collected will first be processed at the operator's in-vessel Anaerobic Digestion (AD) facility located in Perris, CA. The digestate (composted) soil amendment that is produced at the Perris facility will be shipped to the subject site for drying and blending for shipment to a final market.

The site will not be open to the public, and will only be used for organic material handled and contracted by the operator. Material delivered to the site from the AD facility will be on site an average of approximately 30 to 60 days. Transfer truck traffic is expected to range from 20 to 30 vehicle trips per day at maximum capacity. The transfer trucks will access the site via either Ramona Expressway or Gilman Springs Road. The expanded facility will utilize most of the 202 acres for green waste windrows, drainage and water quality, as well as vehicular circulation.

The windrows will be up to eight (8) feet tall with a base width of 16 feet. They will be spaced up to 75 feet apart. The proposed facility will operate Monday through Saturday between the hours of 7AM to 6PM. At full capacity there will be 7-10 employees involved with the operations at any given time. No permanent buildings are proposed by the project. Vehicles associated with the day to day operations include: three (3) Front End Loaders; two (2) Skip Loaders; two (2) Compost Turners; and one (1) Trommel Screener. Landscape screening is proposed along Bridge Street in the form of 24-inch box trees spaced approximately a minimum of 30 feet apart with low to medium size shrubs and groundcover spaced in between.

The project site is located southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway.



**Background:**

*Agriculture Preserve Consistency*

The project site is located within the San Jacinto Agricultural Preserve No. 13. Pursuant to Riverside County Ordinance No. 509, only certain uses are allowed within Agricultural Preserves throughout the County. A compost use or any uses similar to compost use are not specifically listed as a compatible use within Agricultural Preserves. However, Ordinance No. 509 allows the Board of Supervisors to determine a non-listed use to be compatible within a particular agricultural preserve after a noticed public hearing. Findings related to this determination are included in this staff report to allow the proposed use. While these findings are included in this staff report for the Planning Commission, pursuant to Ordinance No. 509, the Board of Supervisors will make the determination as to the compatibility of the use, and this determination will be part of the project considered by the Board.

*Floodplain and Regional Water Quality Control Board*

An early concern of this project was its location within the San Jacinto River floodplain and what impacts could result from flooding of the site, in particular what impacts could occur from the compost material being carried offsite and downstream to sources of drinking water. The applicant has been in discussions with the Santa Ana Regional Water Quality Control Board, which will require certain design and operation measures to be met and will be subject to an individual Report of Waste Discharge (WDR) and General Industrial Permit for monitoring purposes. The material itself will also be subject to Federal Environmental Protection Agency (EPA), State Integrated Waste Management Plan, and Riverside County Local Enforcement Agency (LEA) standards. The LEA will perform reporting and inspection which are intended to render the compost material free of pathogens. The impacts of the project are addressed in more detail in the Environmental Assessment/Mitigated Negative Declaration prepared for the project which determined that potential impacts would be less than significant with the mitigation incorporated.

*General Plan Amendment Initiation Proceedings (“GPIP”)*

The Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1171 on February 7, 2017. The GPIP report package is included with this report. GPA No. 1171 is now being taken forward for consideration.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6):    | Open Space: Conservation (OS:C)  |
| 1. Proposed General Plan Land Use (Ex. #6):    | Agriculture (AG)   |
| 2. Surrounding General Plan Land Use (Ex. #6): | Open Space: Conservation (OS:C) to the north, east and west, Open Space: Water (OS:W) to the south, and Agriculture (AG) to the west   |
| 3. Existing Zoning (Ex. #2):                   | Heavy Agriculture 10 acre minimum (A-2-10)   |
| 4. Surrounding Zoning (Ex. #2):                | Heavy Agriculture 10 acre minimum (A-2-10) to the north, east, south, and west, Watercourse, Watershed and Conservation Areas (W-1) to the south, Light Agriculture 10 acre minimum (A-1-10) to the west |
| 5. Existing Land Use (Ex. #1):                 | Agriculture Use  |
| 6. Surrounding Land Use (Ex. #1):              | Agriculture  |
| 7. Project Data:                               | Total Acreage: 202.08  |

8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**CONTINUANCE to November 1, 2017.**

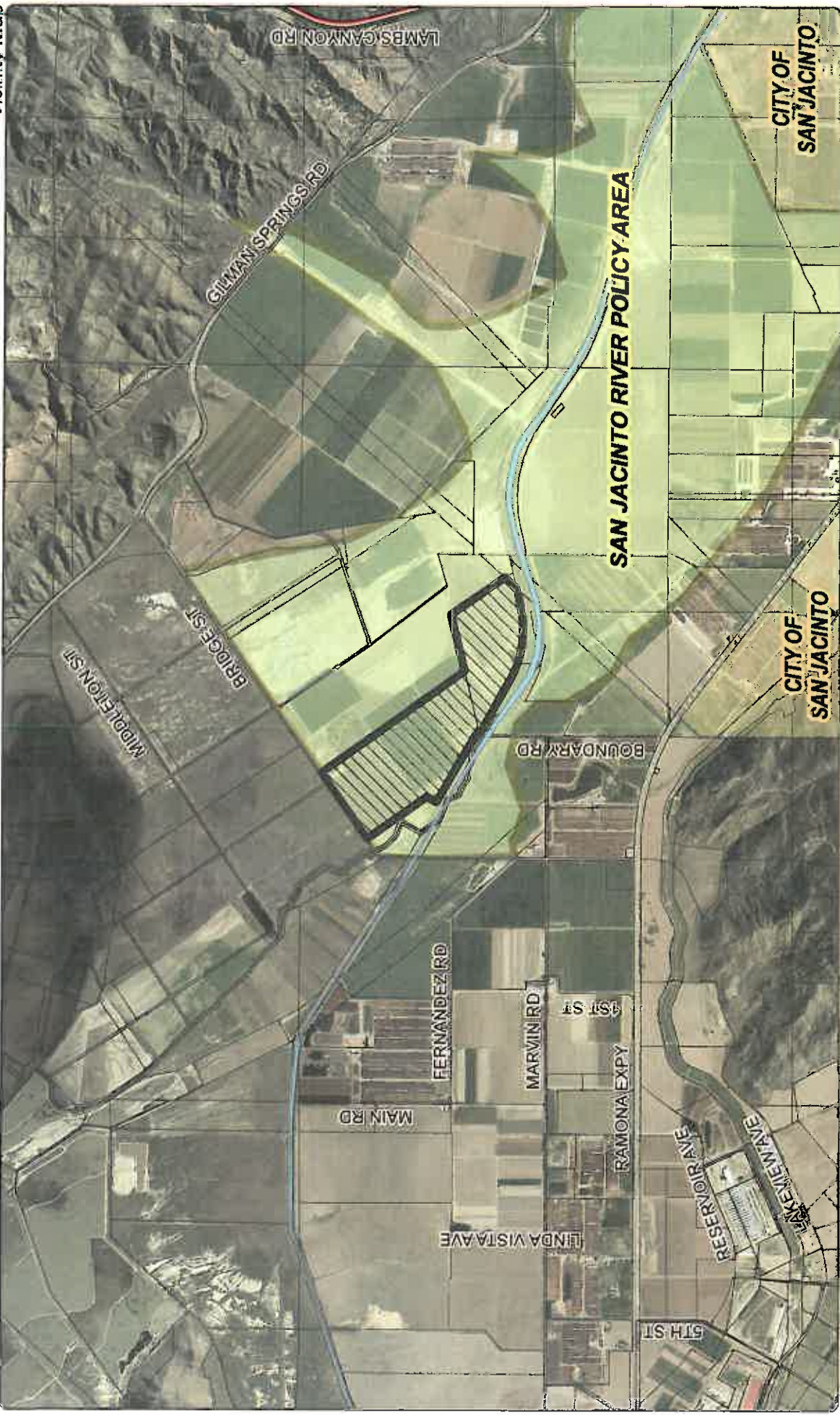
**INFORMATIONAL ITEMS:**

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 Recreation and Parks District;
  - c. A dam inundation area;
  - d. A fault zone;
  - e. A high fire area;
  - f. An airport influence area; or
  - g. The limits of a County Service Area.
3. The project site is located within:
  - a. San Jacinto Agricultural Preserve No. 13
  - b. The San Jacinto Unified School District;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. The San Jacinto River Policy Area;
  - e. The WRCMSHCP Fee Area;
  - f. A WRCMSHCP Criteria Cell;
  - g. An area designated as moderate liquefaction potential; and
  - h. A 100-year floodplain.
4. The subject site is currently designated as Assessor's Parcel Numbers 425-070-002 and 425-070-023.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01171 CUP03741**  
**VICINITY/POLICY AREAS**

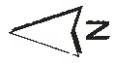
Supervisor: Ashley  
 District 5

Date Drawn: 08/07/2017  
 Vicinity Map



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Data Processing System. As a result of this system change, the County is providing this map for informational purposes only. The County does not warrant the accuracy of the data or the results of any analysis performed on the data. For further information, please contact the Riverside County Information Systems Department at (951) 261-4377. Internet: <http://www.riversidecounty.net>

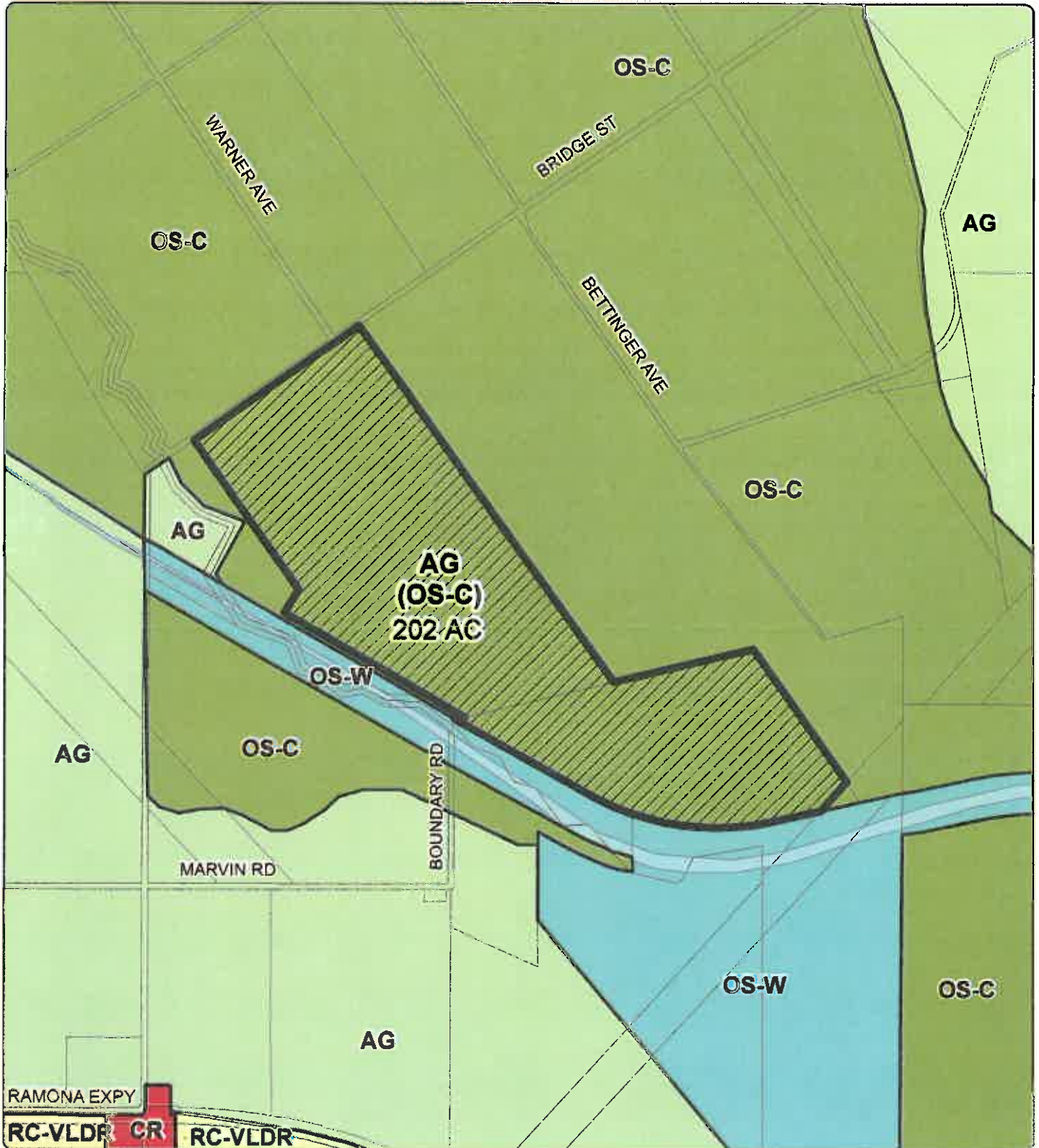
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171 CUP03741  
PROPOSED GENERAL PLAN

Supervisor: Ashley  
District 5

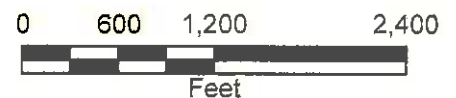
Date Drawn: 08/07/2017

Exhibit 5



Zoning Dist: Hemet-San Jacinto

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 [www.riversidecounty.net](http://www.riversidecounty.net)

RIVERSIDE COUNTY PLANNING DEPARTMENT

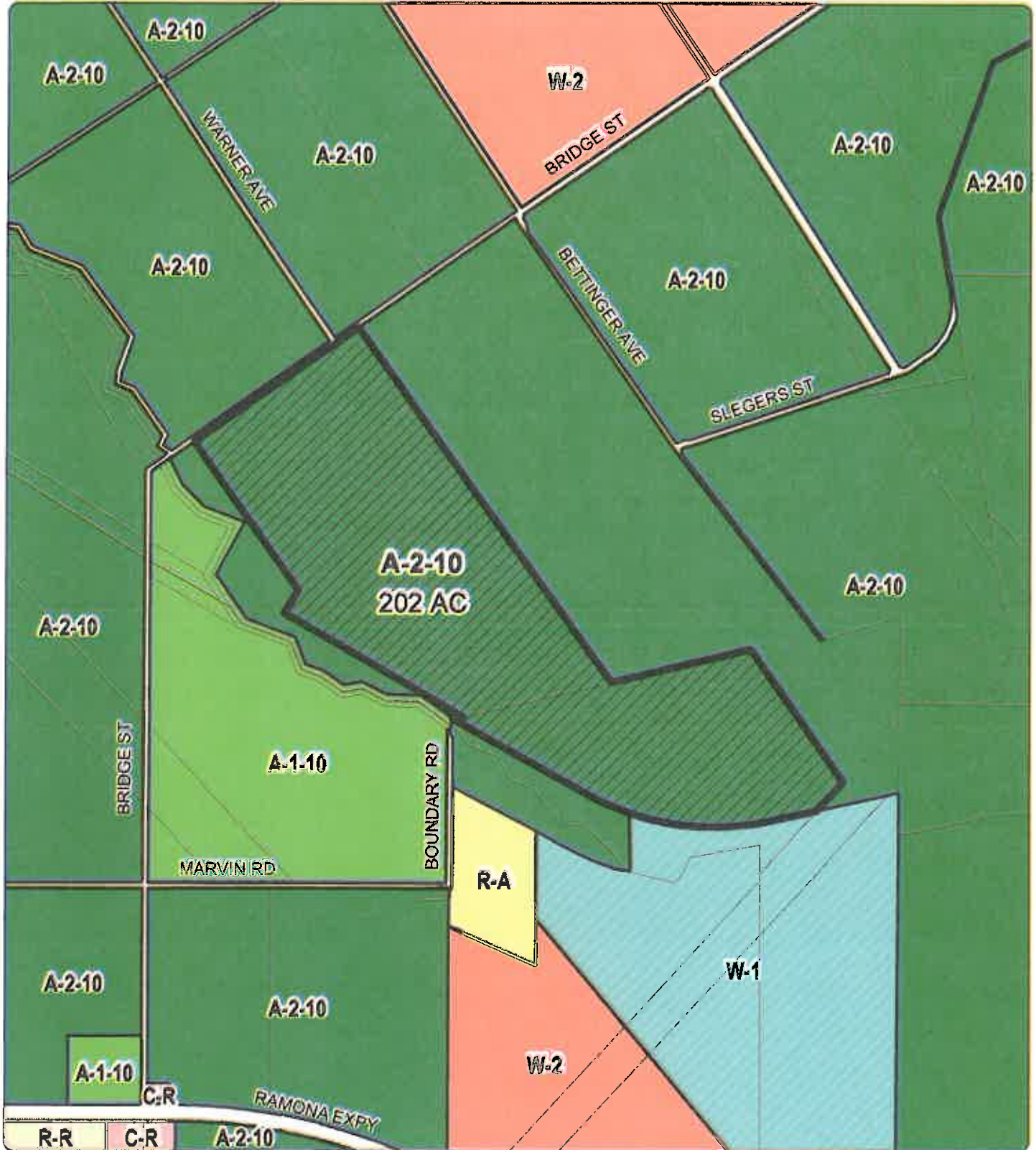
GPA01171 CUP03741

EXISTING ZONING

Supervisor: Ashley  
District 5

Date Drawn: 08/07/2017

Exhibit 2



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com)

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171 CUP03741

LAND USE

Supervisor: Ashley  
District 5

Date Drawn: 08/07/2017

Exhibit 1



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riversideplanning.org>

**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:

**GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741** – Intent to Adopt a Mitigated Negative Declaration – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **OCTOBER 18, 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 Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/3/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA01171/ CUPO3741 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

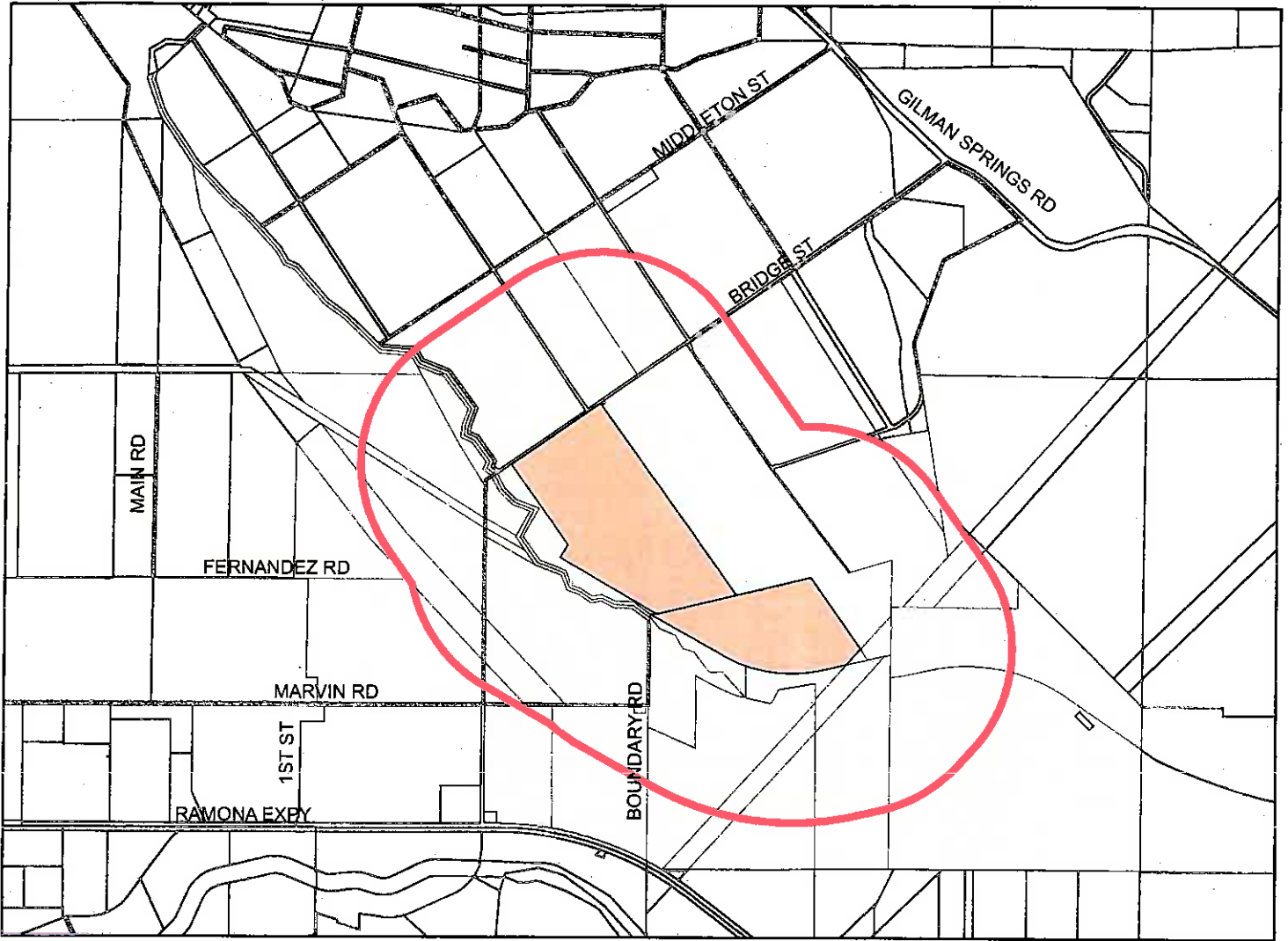
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**GPA01171 CUP03741 ( 2400 feet buffer )**



**Selected Parcels**

425-050-027	425-060-010	423-150-004	423-150-005	423-220-005	425-050-017	425-060-003	425-050-019	425-060-004	425-060-005
425-060-006	425-050-023	425-060-001	425-060-002	425-070-004	425-070-005	425-050-002	425-050-009	425-060-008	425-060-009
425-070-002	425-070-023	425-080-016	425-080-018	425-080-019	425-080-032	425-080-033	425-080-038	425-050-010	425-050-016
425-050-022	425-080-071	425-080-073	425-110-008	425-110-009	425-110-016	425-080-072	425-070-019	425-070-014	425-070-024
425-070-025	425-070-026	425-070-021	425-070-020	425-070-022	425-070-027	425-070-030	425-050-001	425-050-018	423-220-004



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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C/O BORIS PIRIH  
1210 NORTH JEFFERSON NO J  
ANAHEIM CA 92807

ASMT: 425060010, APN: 425060010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 425050019, APN: 425050019  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
SAN JACINTO CA 92581

ASMT: 425070005, APN: 425070005  
GEORGE PHILLIPS  
800 WILSHIRE BLV NO 1500  
LOS ANGELES CA 90017

ASMT: 425050022, APN: 425050022  
MARVO RANCH  
P O BOX 829  
LAKEVIEW CA 92567

ASMT: 425070019, APN: 425070019  
OBDULIA ALMEJO, ETAL  
30562 MCGOWANS PASS  
MURRIETA CA 92563

ASMT: 425050023, APN: 425050023  
GEORGE HARADA  
P O BOX 6317  
NORCO CA 92860

ASMT: 425070023, APN: 425070023  
LAKEVIEW PROP  
C/O JOYCE AMATO  
11292 WESTERN AVE  
STANTON CA 90680

ASMT: 425060003, APN: 425060003  
GAME WILDLIFE CONSERVATION, ETAL  
C/O WILLIAM L GALLUP  
1807 13TH ST STE 103  
SACRAMENTO CA 95814

ASMT: 425070026, APN: 425070026  
ANNE SYBRANDY, ETAL  
P O BOX 580  
SAN JACINTO CA 92581

ASMT: 425060006, APN: 425060006  
FORMAN FARMS  
PO BOX 847  
CARLSBAD CA 92018

ASMT: 425070027, APN: 425070027  
SOUTHERN CALIFORNIA EDISON CO  
REAL PROPERTIES DEPT TRES JANE STONE  
2131 WALNUT GROVE AV 2FLR  
ROSEMEAD CA 91770

ASMT: 425060009, APN: 425060009  
JONATHAN MOTTE  
28741 LAKEVIEW AVE  
NUEVO CA 92567

ASMT: 425070030, APN: 425070030  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
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SAN JACINTO CA 92582

ASMT: 425080038, APN: 425080038  
LAUDA FAMILY LTD PARTNERSHIP  
C/O BERTRAND LAUDA  
35750 RAMONA EXY  
SAN JACINTO CA 92582

ASMT: 425080072, APN: 425080072  
PRO ORGANIC FARMS  
2905 ADELITA DR  
HACIENDA HEIGHTS CA 91745

ASMT: 425080073, APN: 425080073  
NUEVO DEV CO  
P O BOX 670  
UPLAND CA 91785

ASMT: 425110016, APN: 425110016  
PASTIME LAKES INV CO  
34450 RAMONA EXPY  
LAKEVIEW CA 92567

**CUP 3741**

**Applicant:**

CR&R c/o David Fahrion  
P.O. Box 125  
Stanton, CA 90680

**Representative:**

Trip Hord  
P.O. Box 1235  
Riverside, CA 92502

**Applicant:**

CR&R c/o David Fahrion  
P.O. Box 125  
Stanton, CA 90680

**Representative:**

Trip Hord  
P.O. Box 1235  
Riverside, CA 92502

**Applicant:**

CR&R c/o David Fahrion  
P.O. Box 125  
Stanton, CA 90680

**Representative:**

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P.O. Box 1235  
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Stanton, CA 90680

**Representative:**

Trip Hord  
P.O. Box 1235  
Riverside, CA 92502

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Perris, CA 92570-8300

Santa Ana  
Regional Water Quality Control Board  
3737 Main St #500  
Riverside, CA 92501

South Coast Air Quality Management  
District  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182

Eastern Municipal Water District  
Warren A. Beck, PE  
PO Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Santa Ana  
Regional Water Quality Control Board  
3737 Main St #500  
Riverside, CA 95814

South Coast Air Quality Management  
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21865 East Copley Drive  
Diamond Bar, CA 91765-4182

CDFW Headquarters  
1416 9<sup>th</sup> Street 12<sup>th</sup> Floor  
Sacramento, CA 95814

U.S Fish and Wildlife Service  
6010 Hidden Valley Rd  
Carlsbad, CA 92011

CDFW Headquarters  
1416 9<sup>th</sup> Street 12<sup>th</sup> Floor  
Sacramento, CA 95814

U.S Fish and Wildlife Service  
6010 Hidden Valley Rd  
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Agenda Item No.:  
 Area Plan: Southwest  
 Zoning District: Rancho California  
 Supervisorial District: Third  
 Project Planner: Dave Alvarez  
 Planning Commission: October 18, 2017

TENTATIVE TRACT MAP NO. 37028  
 ENVIRONMENTAL ASSESSMENT NO. 42844  
 Applicant: MDMG INC.  
 Engineer/Representative: VSL Engineering

Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**TENTATIVE TRACT MAP NO. 37028** proposes a Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

The project site is located northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner.

### BACKGROUND:

#### *Highway 79 Policy Area*

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 209 dwelling units. The proposed project will result in 154 dwelling units, which is below the maximum allowed by the policy area by 55 units.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD: MHDR).
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD: MHDR) to the north, Public Facilities (PF) to the north and east, Rural Community: Estate Density Residential (RC: EDR) to the south, and Rural Community: Estate Density Residential (RC: EDR), Open Space-Conservation (OS-C), and Community Development: Commercial Retail (CD: CR) to the west.

- |                                   |   |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2):      | Planned Residential (R-4)   |
| 4. Surrounding Zoning (Ex. #2):   | Planned Residential (R-4) and One Family Dwelling (R-1) to the north, Rural Residential (RR) to the east, Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south. Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west. |
| 5. Existing Land Use (Ex. #1):    | The project site is currently vacant.   |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the east, scattered single family dwellings to the west and north, vacant to the south.  |
| 7. Project Data:                  | Total Acreage: 43.91<br>Total Proposed Residential Lots: 154<br>Proposed Min. Lot Size: 4,696 square feet<br>Schedule: A  |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT**a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42844, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** TENTATIVE TRACT MAP NO. 37028, 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 project site is designated Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD: MHDR) and is located in the Rancho California Area Plan.
2. The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. The proposed residential subdivision will have 154 residential lots, with a density of 3.59 dwelling units per acre. Therefore, the map's density is consistent with the 2 to 5 dwelling units per acre allowed with the CD:MDR and has an overall density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation, however the density for this designation is 5.91 (as outlined in finding 4), which is consistent with the 5-8 dwelling units per acre. Additionally, as

**TENTATIVE TRACT MAP NO. 37028**  
**ENVIRONMENTAL ASSESSMENT NO. 42844**  
**Planning Commission Staff Report**  
**Page 3 of 6**

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illustrated on the proposed tentative tract map exhibit, the residential lot sizes range from a minimum of 4,696 square feet to a maximum lot size of 20,088 square feet, and an average lot size of 4,700 square feet.

3. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD: MHDR) to the north, Public Facilities (PF) to the east, Rural Community: Estate Density Residential (RC: EDR) to the south, and Rural Community: Estate Density Residential (RC: EDR), Open Space-Conservation (OS-C), and Community Development: Commercial Retail (CD: CR) to the west.
4. The project site is located within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project site is comprised of two parcels. Parcel 964-030-007 would allow a density of 3.185 dwellings units per acre. Parcel 964-030-008 would allow a density of 5.91 dwelling units per acre, thus allowing a maximum of 209 dwellings for the entire site. The project is proposing 154 residential lots, which is 55 under the maximum allowed.
5. The zoning classification for the project site is Planned Residential (R-4).
6. The R-4 zone is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD: MHDR)(5-8 DU/AC). As discussed above, parcel 964-030-007 would allow a density of 3.185 dwellings units per acre. Parcel 964-030-008 would allow a density of 5.91 dwelling units per acre, thus allowing a maximum of 209 dwellings for the entire site. The project site is proposing 154 residential lots.
7. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) and Planned Residential (R-4) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.
8. The proposed residential lots comply with the development standards for the R-4 zone and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for the R-4 zone require a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 4,700 square feet.

The development standards for the R-4 zone require a minimum lot depth of 80 feet. The proposed project complies with this development standard because the minimum lot depth is 80 feet.

The development standards for the R-4 zone require a minimum lot width of 40 feet pursuant to Ordinance No. 348, Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8. The proposed residential lots comply with the minimum width requirements of the R-4 zone because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.
9. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire



hydrants/protection, fencing, and electrical and communications facility as shown on the attached Exhibit A and Condition of Approval 50.PLANNING.1).

10. Located within project vicinity is vacant land to the east, scattered single-family dwellings to the west and south, and an auto repair shop to the north.
11. The project site is physically suitable for single-family development and density because the project site is located adjacent to single-family residential dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water).
12. Assembly Bill 52 became effective on July 1, 2015. In accordance with AB 52, notices were sent on November 16, 2015 to three Native American tribes who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Soboba and Pechanga. Consultation was initiated with Soboba on January 13, 2016. This project was again discussed in person on March 16, 2016, June 30, 2016 and April 12, 2017. Soboba did not identify any tribal cultural resources but did request to monitor during ground disturbing activities. A request for consultation was received from Pechanga dated December 14, 2015. This project was discussed in person and by telephone on January 12, 2016, June 30, 2016, December 7, 8, 13, and 15, 2016 and August 16, 2017. Information provided by Pechanga included information that there was a placename and an archaic site nearby but not within the project. No tribal cultural resources were identified within the project by Pechanga and consultation was concluded on August 24, 2017. Condition of Approval 60.PLANNING.24 was placed on the project for monitoring.
13. This project is located within Criteria Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation Plan. With being located within Criteria Cell 5567 of the MSHCP, the project was subject to the Habitat Acquisition Negotiation Strategy (HANS). HANS 2055 was completed for the project site during the review for General Plan Amendment No. 954 and Change of Zone No. 7739. On June 6, 2011, a letter was submitted by the County Biologist that identified the MSHCP conservation required for this property was not outlined. The project site has completed a Habitat Acquisition and Negotiation Strategy Review
14. The project site is located within a "Moderate" to "Very High Fire Hazard" severity zone and a "State Responsibility Area" for fire protection services. Therefore, the map has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (as noted in Condition of Approval 50.FIRE.1) and compliance with building code requirements for buildings within a very high fire severity zone. Additionally, fire protection and suppression services will be available through Riverside County Fire Department
15. This project is partially located within the Stephen's Kangaroo Rat Fee Area. Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits which include maps within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development (COA 60.PLANNING.15). Payment of the SKRHCP Mitigation Fee for this project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

16. Environmental Assessment No. 42844 identified the following potentially significant impacts:

a. Air Quality

b. Geology / Soils

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Planned Residential (R-4) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is 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:**

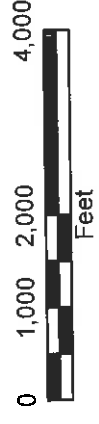
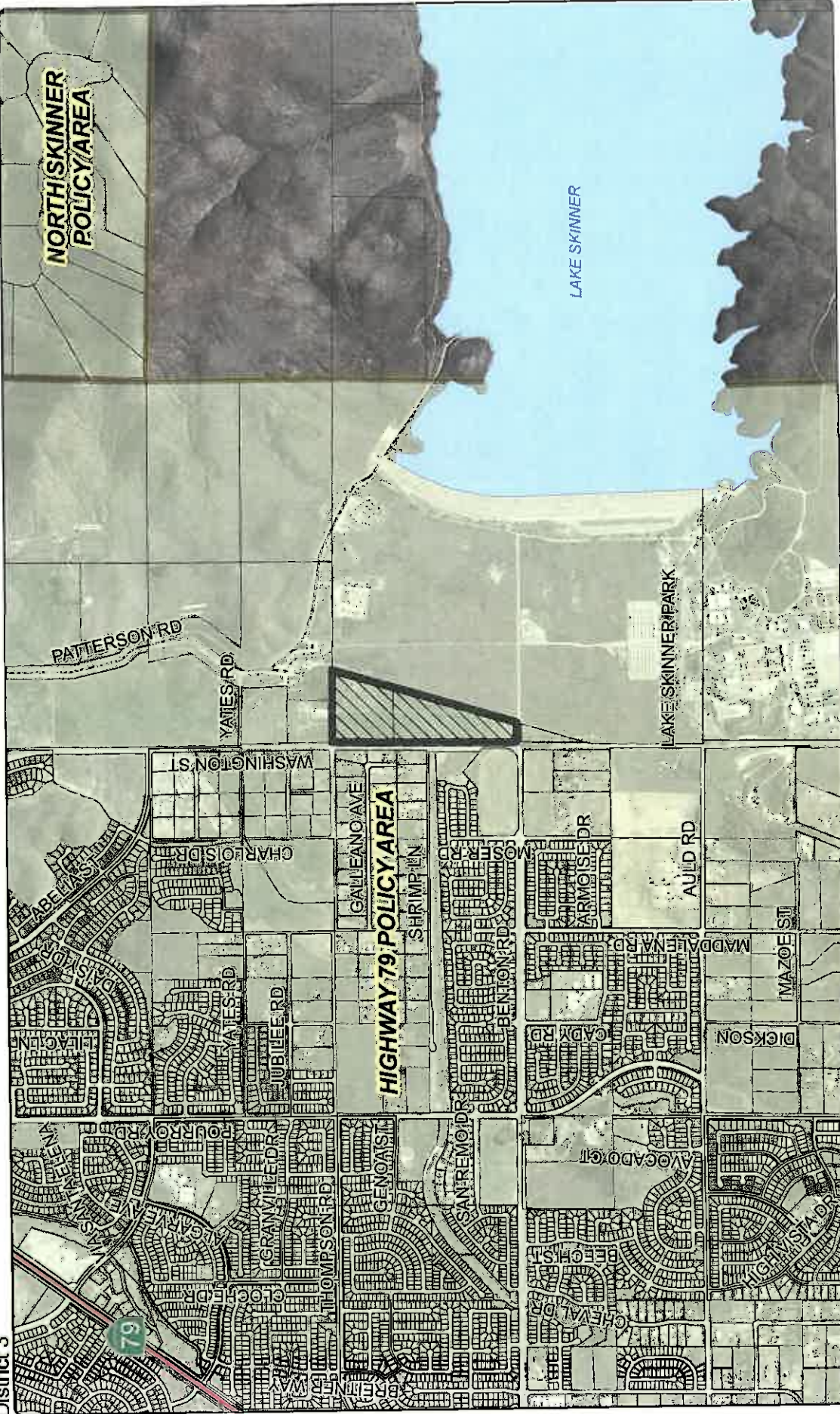
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City Sphere of Influence;
  - b. A Fault Zone;
  - c. A County Service Area;
  - d. A 100-year flood plain, an area drainage plan; and
  - e. A Community Advisory Council Area.
3. The project site is located within:
  - a. The boundaries of the Southwest Area Plan;
  - b. The Temecula Valley Unified District;
  - c. A Moderate to High Fire Hazard Area;
  - d. A Dam inundation area;
  - e. The Santa Margarita Watershed;
  - f. The Valley-Wide Recreation and Parks District;
  - g. The Criteria Cell of Western Riverside Multi-Species Habitat Conservation Plan; and
  - h. The Stephens Kangaroo Rat Fee Area

4. The subject site is currently designated as Assessor's Parcel Numbers 964-030-007 and 964-030-008.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR37028**  
**VICINITY/POLICY AREAS**

Date Drawn: 08/29/2017  
 Vicinity Map

Supervisor: Washington  
 District 3



Author: Vinnie Nguyen

Zoning Area: Rancho California

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RIVERSIDE COUNTY PLANNING DEPARTMENT

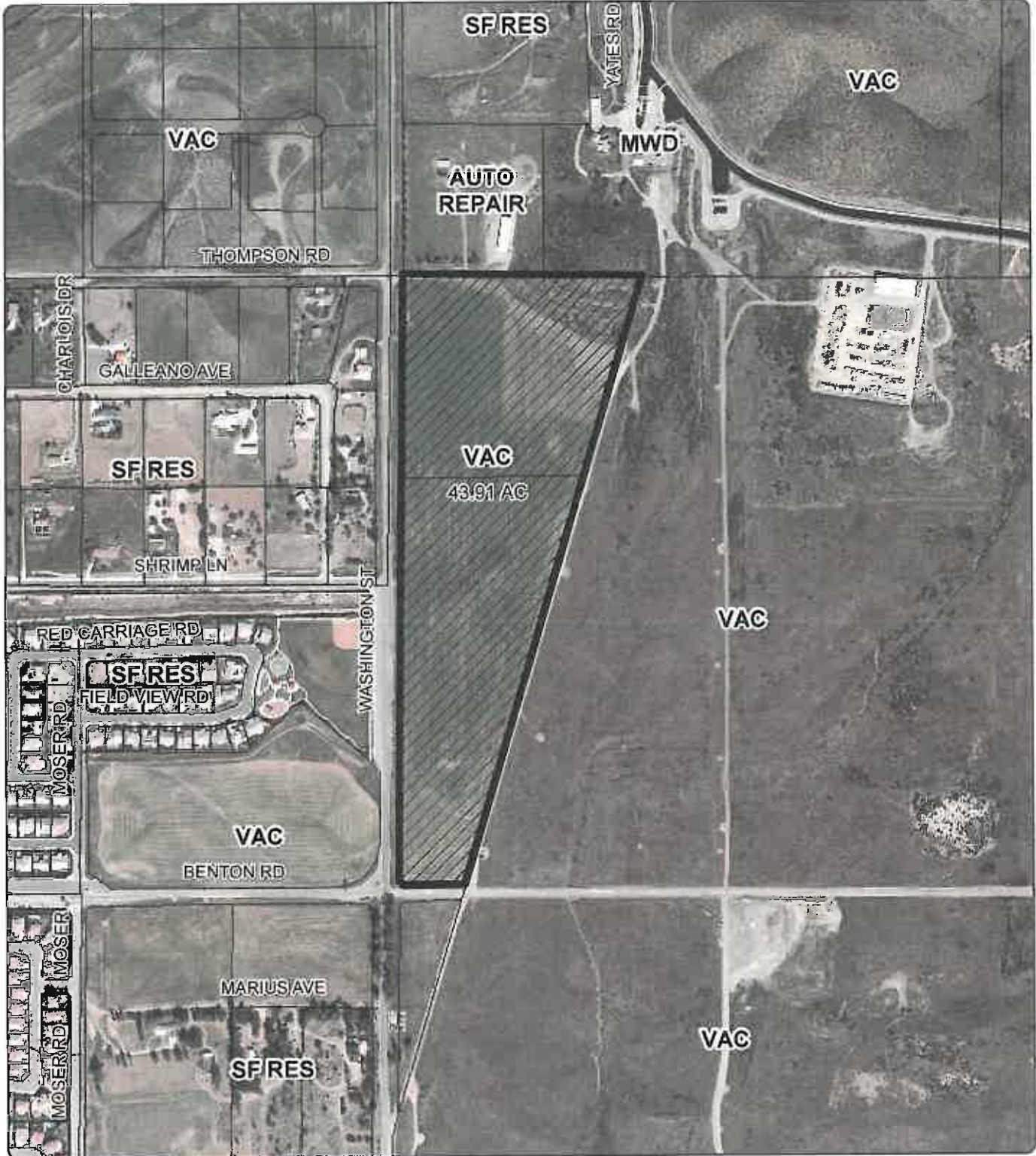
TR37028

LAND USE

Supervisor: Washington  
District 3

Date Drawn: 08/29/2017

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)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

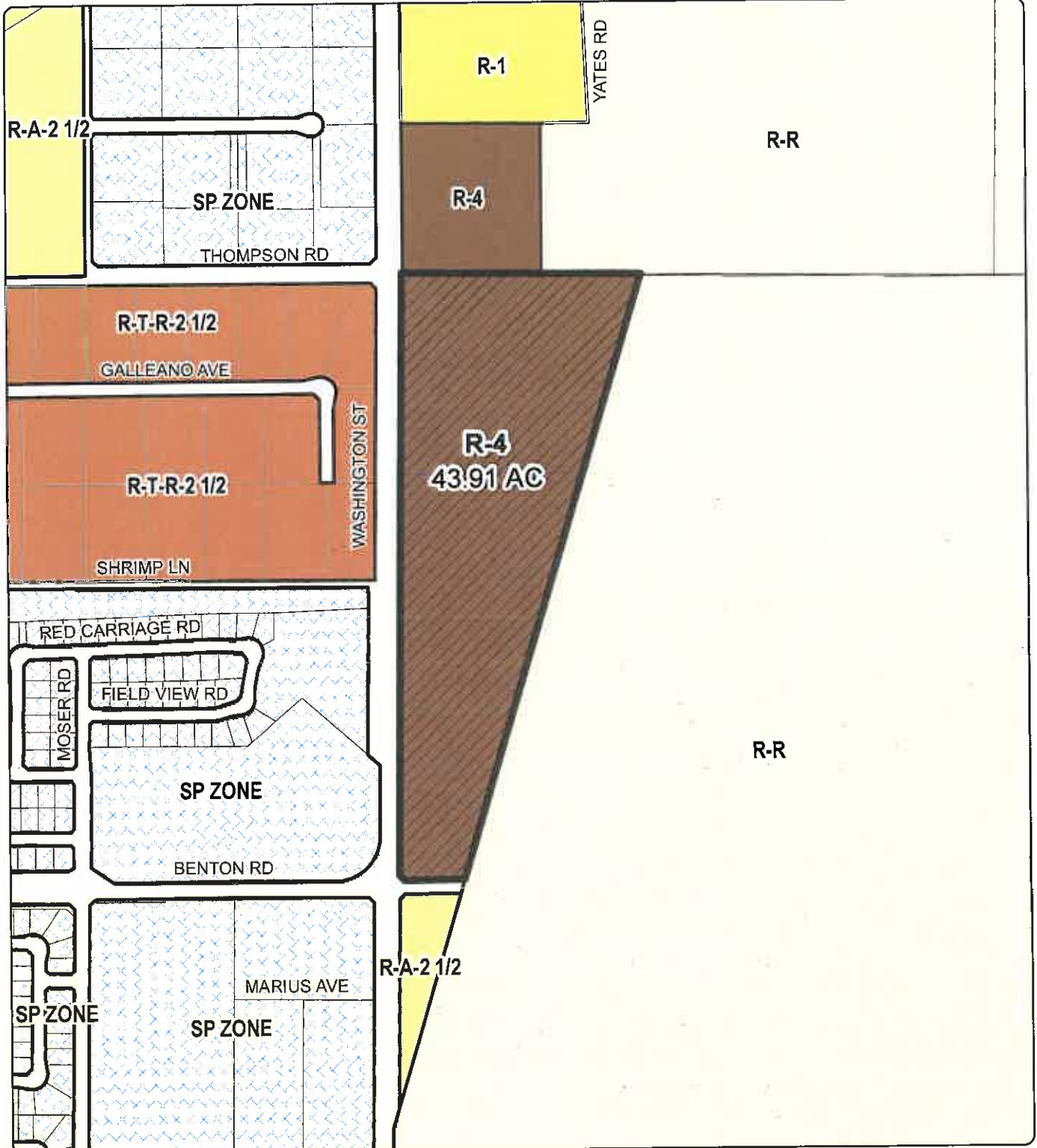
TR37028

Date Drawn: 08/29/2017

Supervisor: Washington  
District 3

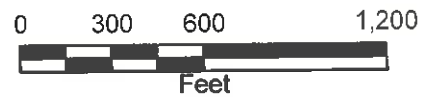
EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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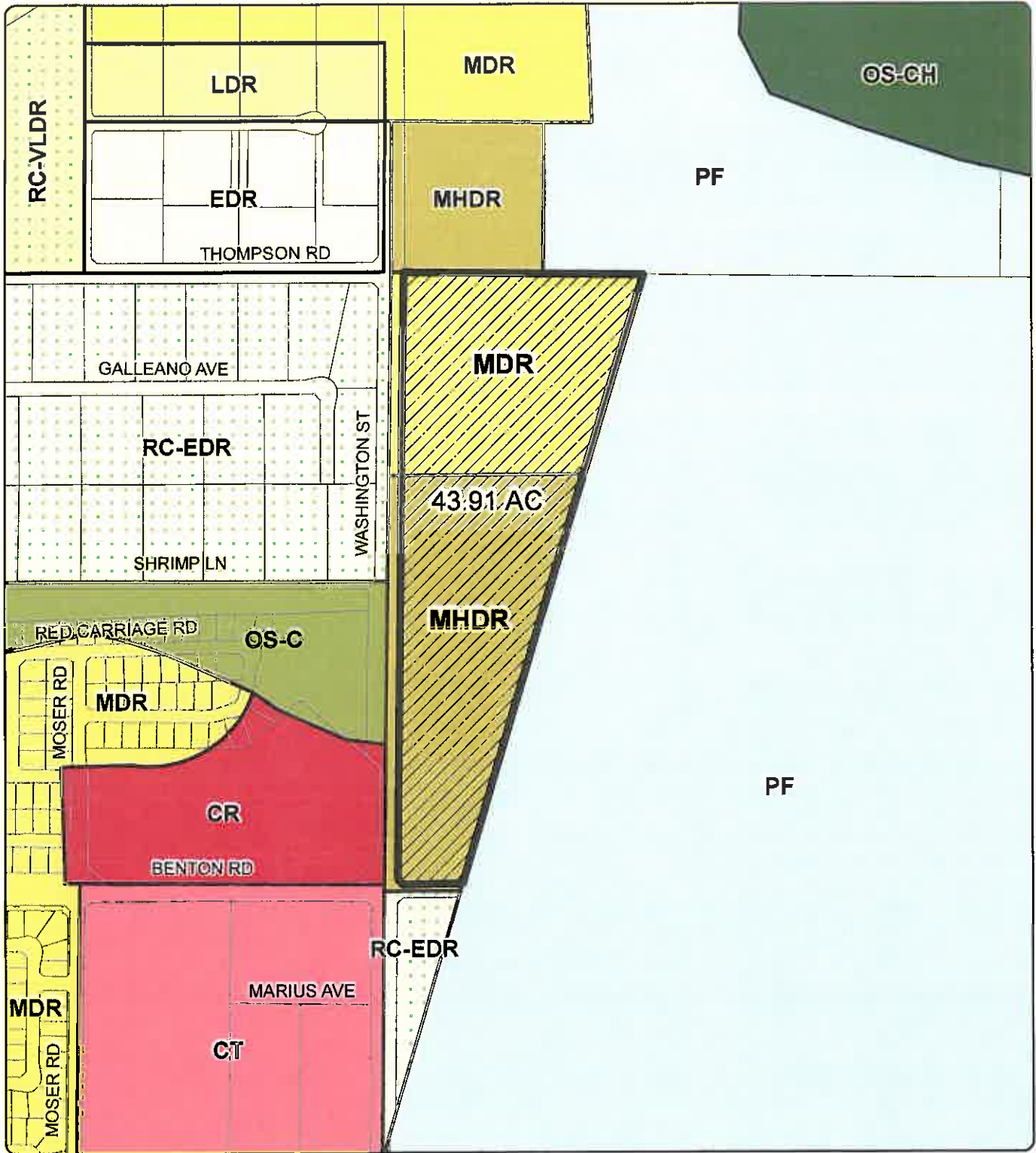
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37028

Supervisor: Washington  
District 3

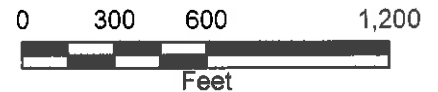
EXISTING GENERAL PLAN

Date Drawn: 08/29/2017  
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.rctd.ca.gov>

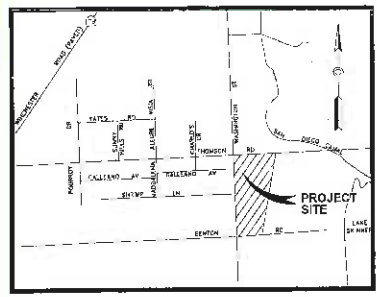
# TENTATIVE TRACT MAP NO. 37028

## COUNTY OF RIVERSIDE

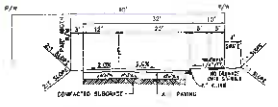
CARR TR37028  
 EXHIBIT A  
 DATE: 7-14-2014  
 PLANNERS: P. Large

### COMMENT LEGEND

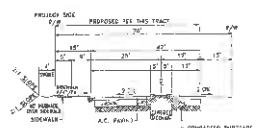
[Symbol]	UNRESOLVED
[Symbol]	RESOLVED
[Symbol]	EXEMPT
[Symbol]	OTHER



VICINITY MAP  
 NOT TO SCALE  
 SECTION 3, T2S, R2W



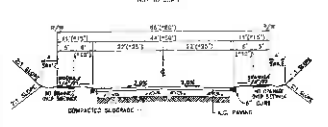
BENTON ROAD  
 25' AS OF 0.00' TO 0.00' OF 0.00' OF 0.00'



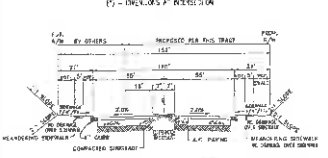
THOMPSON RD. & BENTON RD. (TRACT ENTRANCE)



A, B, C, D, E, F, G AND H STREETS  
 10' AS OF 0.00' OF 0.00' OF 0.00'



SHRIMP LANE  
 10' AS OF 0.00' OF 0.00' OF 0.00'



WASHINGTON STREET  
 10' AS OF 0.00' OF 0.00' OF 0.00'

### LOT DATA TABLE

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
1	1,200	0.0001	0.00003
2	1,200	0.0001	0.00003
...	...	...	...
100	1,200	0.0001	0.00003

### LOT DATA TABLE (CONT.)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
101	1,200	0.0001	0.00003
102	1,200	0.0001	0.00003
...	...	...	...
200	1,200	0.0001	0.00003

### LOT DATA TABLE

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
201	1,200	0.0001	0.00003
202	1,200	0.0001	0.00003
...	...	...	...
300	1,200	0.0001	0.00003

### LOT DATA TABLE (CONT.)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
301	1,200	0.0001	0.00003
302	1,200	0.0001	0.00003
...	...	...	...
400	1,200	0.0001	0.00003

### LOT DATA TABLE

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
401	1,200	0.0001	0.00003
402	1,200	0.0001	0.00003
...	...	...	...
500	1,200	0.0001	0.00003

### LOT DATA TABLE (CONT.)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
501	1,200	0.0001	0.00003
502	1,200	0.0001	0.00003
...	...	...	...
600	1,200	0.0001	0.00003

### LOT DATA TABLE

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
601	1,200	0.0001	0.00003
602	1,200	0.0001	0.00003
...	...	...	...
700	1,200	0.0001	0.00003

### LOT DATA TABLE (CONT.)

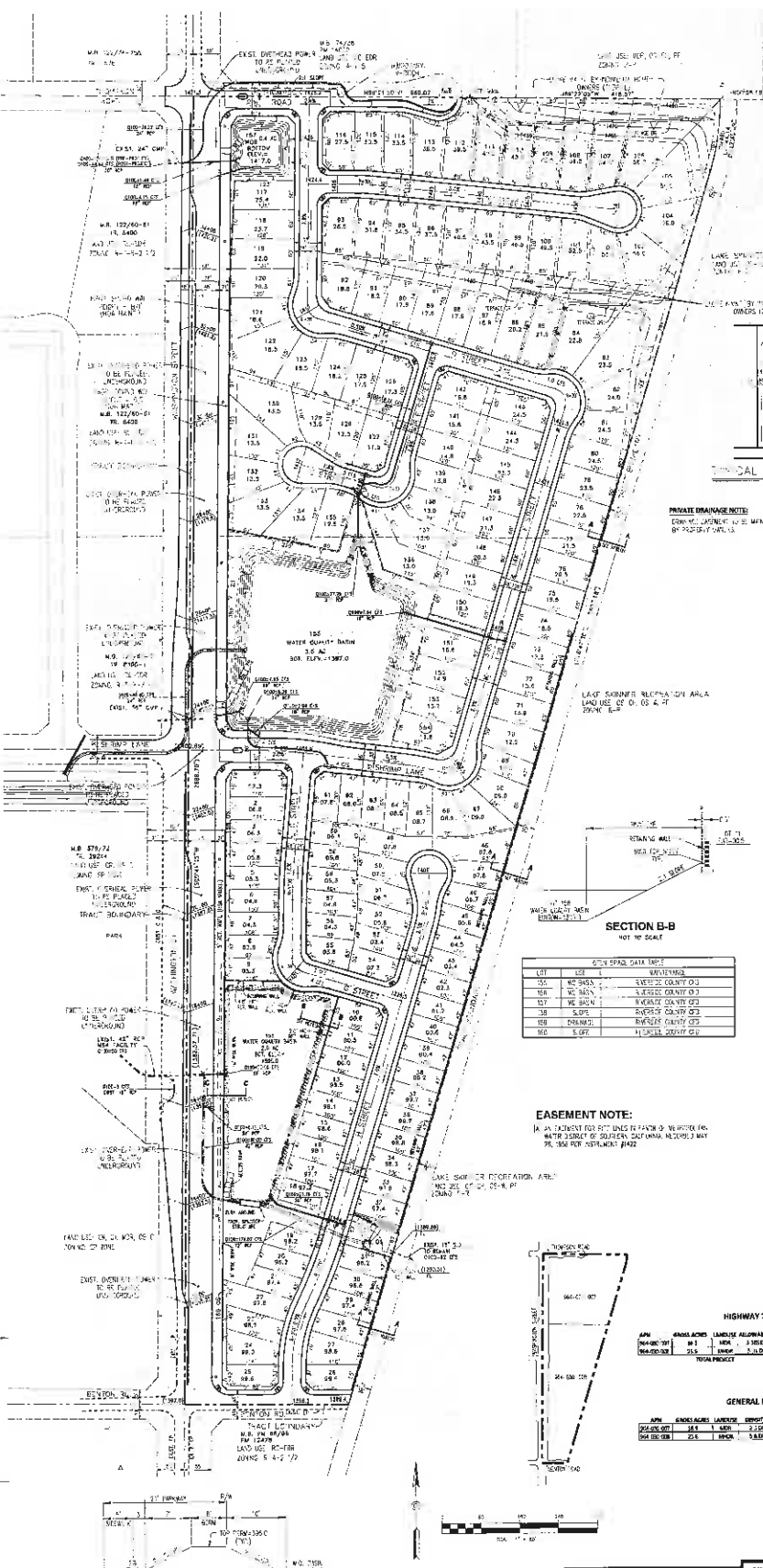
LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
701	1,200	0.0001	0.00003
702	1,200	0.0001	0.00003
...	...	...	...
800	1,200	0.0001	0.00003

### LOT DATA TABLE

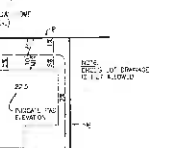
LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
801	1,200	0.0001	0.00003
802	1,200	0.0001	0.00003
...	...	...	...
900	1,200	0.0001	0.00003

### LOT DATA TABLE (CONT.)

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
901	1,200	0.0001	0.00003
902	1,200	0.0001	0.00003
...	...	...	...



TYPICAL LOT DRAINAGE SWALE  
 NOT TO SCALE



PRIVATE DRAINAGE NOTE  
 EASEMENT TO BE MATTER OF RECORD

- ### GENERAL NOTES
1. LEGAL DESCRIPTION: SEE TRACT MAP NO. 37028, SECTION 3, T2S, R2W.
  2. TOTAL ORIGINAL ACRES: 24.00 ACRES.
  3. NUMBER OF LOTS: 400 LOTS.
  4. MINIMUM LOT SIZE: 1,200 SQ. FT.
  5. EXISTING ZONING: R-1 (UNCLASSIFIED).
  6. PROPOSED ZONING: R-1 (UNCLASSIFIED).
  7. EXISTING LAND USE: RESIDENTIAL.
  8. PROPOSED LAND USE: RESIDENTIAL.
  9. EXISTING LAND USE DESIGNATION: R-1.
  10. PROPOSED LAND USE DESIGNATION: R-1.
  11. METHOD OF SEWAGE DISPOSAL: SEWER TO TOWN WASTEWATER TREATMENT PLANT.
  12. UTILITIES: GAS, WATER, ELECTRICITY, CABLE TV.
  13. EASEMENTS: EASEMENTS TO BE MATTER OF RECORD.
  14. ASSESSORS PARCEL NO. S: SEE 900-000-000 TO 900-000-000.
  15. JOHN THOMAS BROS. GARAGE: SEE 900-000-000 TO 900-000-000.
  16. TENTATIVE MAP PREPARED BY: M. J. ...
  17. ALL MEASUREMENTS: ALL MEASUREMENTS ARE TO THE CENTER OF THE LOT.
  18. ALL STREETS AND ALLEYS: ALL STREETS AND ALLEYS ARE TO BE 30 FEET WIDE.
  19. EASEMENTS: EASEMENTS TO BE MATTER OF RECORD.
  20. UNRESOLVED: UNRESOLVED.
  21. RESOLVED: RESOLVED.
  22. EXEMPT: EXEMPT.
  23. OTHER: OTHER.

### GENERAL DATA TABLE

LOT	AREA (SQ. FT.)	PERCENTAGE OF TOTAL	ACRES
1	1,200	0.0001	0.00003
2	1,200	0.0001	0.00003
...	...	...	...
100	1,200	0.0001	0.00003

EASEMENT NOTE:  
 EASEMENT TO BE MATTER OF RECORD.

### HIGHWAY 78 POLICY AREA ANALYSIS

APN	ENCLASURES	LAND USE	EMPHASIS	ALLOCATION	PROPOSED	REMARKS
900-000-000	...	...	...	...	...	...
900-000-000	...	...	...	...	...	...
900-000-000	...	...	...	...	...	...

### GENERAL PLAN LAND USE ANALYSIS

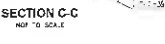
APN	ENCLASURES	LAND USE	EMPHASIS	ALLOCATION	PROPOSED	REMARKS
900-000-000	...	...	...	...	...	...
900-000-000	...	...	...	...	...	...
900-000-000	...	...	...	...	...	...



SECTION A-A  
 NOT TO SCALE

### LEGEND

- TRAIL BREAK
- PROPOSED TRAIL BREAK
- EXISTING TRAIL BREAK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED LOT
- EXISTING LOT
- PROPOSED STREET
- EXISTING STREET
- PROPOSED ALLEY
- EXISTING ALLEY
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED CURB
- EXISTING CURB
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED FENCE
- EXISTING FENCE



SECTION C-C  
 NOT TO SCALE

NOTE:  
 THIS MAP IS BASED ON THE 2013 Aerial Photograph and the 2013 Aerial Photograph. The information on this map is for informational purposes only. The information on this map is not intended to be used as a basis for any legal proceedings. The information on this map is not intended to be used as a basis for any legal proceedings. The information on this map is not intended to be used as a basis for any legal proceedings.

DATE PREPARED: JULY 2014

OWNER: M. J. ...  
 ENGINEER APPLICANT: M. J. ...  
 DATE: ...





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Tentative Tract Map No. 37028

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

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

**COMPLETED/REVIEWED BY:**

By: Dave Alvarez Title: Project Planner Date: 9/28/2017

Applicant/Project Sponsor: Larry Markham Date Submitted: 10/14/2015

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: Dave Alvarez Date: 9/28/2017

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: TR37028

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA 42844  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 37028  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dave Alvarez, Project Planner  
**Telephone Number:** 951-955-1417  
**Applicant's Name:** MDMG, Larry Markham  
**Applicant's Address:** 41635 Enterprise Circle, Temecula CA 92590

### I. PROJECT INFORMATION

**A. Project Description:** A Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

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

**C. Total Project Area:** 43.91

<b>Residential Acres:</b> 43.91	<b>Lots:</b> 154	<b>Units:</b> 154	<b>Projected No. of Residents:</b> 471
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 964-030-007 and 964-030-008

**Street References:** Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner.

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 2 West, Section 3

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently undeveloped and surrounded by single family residential dwellings to the north and west, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant to the south, and Lake Skinner to the east.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR) land use designations and with all other sections of the Riverside County General Plan Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 Policy Area through the implementation of mitigation measures and is consistent with the Circulation Element.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area or a fault zone. However, the proposed project is in an area susceptible to subsidence and an area with a very high potential for liquefaction. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
5. **Noise:** Sufficient mitigation measures against foreseeable noise sources in the area have been provided for through the design of the proposed project. The project will not generate noise levels in excess of standards established in the Riverside County General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies

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

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

**D. Land Use Designation(s):** Medium Density Residential (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC).

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

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

**G. Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Medium Density Residential (MDR) and Public Facilities (PF) to the north, Conservation Habitat (CH) to the east, Estate Density Residential (EDR), Conservation (C), and Commercial Retail (CR) to the west, and Conservation Habitat (CH) to the south.

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

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:** Planned Residential (R-4)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** One-Family Dwelling (R-1) and Planned Residential (R-4) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input checked="" type="checkbox"/> Air Quality         | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Geology / Soils     | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

\_\_\_\_\_  
Signature

Dave Alvarez, Project Planner

\_\_\_\_\_  
Printed Name

September 27, 2017

\_\_\_\_\_  
Date

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

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

- a) As indicated on Figure C-9 "Scenic Highways", the project site is not located within close vicinity to a highway that is designated as a County or State Eligible or State Designated scenic highway. The closest scenic highway to the project site is Highway 79 and as illustrated on Figure C-9, the section of the highway that is designated as a County Eligible scenic highway is located approximately seven (7) miles to the south of the project site. The project will have no impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project. Due to distance and intervening topography, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 20.49 miles from the Mt. Palomar Observatory. The project site is located within the designated 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 reduced to a level of than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655 (as noted in Condition of Approval 50.PLANNING.19). Therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

- a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) According to Figure OS-2 "Agricultural Resources", the project site has a designation of Farmland of Local Importance and in result, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have no impact.
- b) The project site is located approximately 0.28 miles to the north of property that is zoned for agricultural uses (A-1 zoning classification), and in result, the project will not conflict with existing agricultural zoning. In addition, the project site is not located within a Williamson Act contract or within a Riverside County Agricultural Preserve. According to Map My County, the closest agricultural preserve is the Winchester Preserve which is located 1.3 miles to the northeast. The project will have no impact.
- c) As previously addressed, the project is located approximately 0.28 miles or 1,400 feet from agricultural zoning to the southwest of the project site. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore there will be no impacts.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<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))?				
b) Result in the loss of forest land or conversion of	<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
forest land to non-forest use?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Thus, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Impact Report dated April 19, 2016

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

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

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur

b) The project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile sub region of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the traditional cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NOX and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

*Air Quality Standards*

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 6-1.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 6-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O3, CO, SO2, NO2, PM10, and PM2.5 are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O3, PM10, PM2.5, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard

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

TABLE 6-1: AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards <sup>1</sup>		National Standards <sup>2</sup>		
		Concentration <sup>3</sup>	Method <sup>4</sup>	Primary <sup>3,5</sup>	Secondary <sup>3,6</sup>	Method <sup>7</sup>
Ozone (O <sub>3</sub> ) <sup>8</sup>	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )		
Respirable Particulate Matter (PM <sub>10</sub> ) <sup>9</sup>	24 Hour	50 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	150 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		—		
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>5</sup>	24 Hour	—	—	35 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	12.0 µg/m <sup>3</sup>		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m <sup>3</sup> )	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )		9 ppm (10 mg/m <sup>3</sup> )	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )		—	—	
Nitrogen Dioxide (NO <sub>2</sub> ) <sup>10</sup>	1 Hour	0.18 ppm (539 µg/m <sup>3</sup> )	Gas Phase Chemiluminescence	100 ppb (188 µg/m <sup>3</sup> )	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )		0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary Standard	
Sulfur Dioxide (SO <sub>2</sub> ) <sup>11</sup>	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	Ultraviolet Fluorescence	75 ppb (196 µg/m <sup>3</sup> )	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m <sup>3</sup> )	
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (for certain areas) <sup>12</sup>	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) <sup>10</sup>	—	
Lead <sup>12,13</sup>	30 Day Average	1.5 µg/m <sup>3</sup>	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m <sup>3</sup> (for certain areas) <sup>12</sup>	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m <sup>3</sup>		
Visibility Reducing Particles <sup>14</sup>	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m <sup>3</sup>	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Ultraviolet Fluorescence			
Vinyl Chloride <sup>12</sup>	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	Gas Chromatography			

See footnotes on next page ...

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above  $150 \mu\text{g}/\text{m}^3$  is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards. The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards. The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from  $15 \mu\text{g}/\text{m}^3$  to  $12.0 \mu\text{g}/\text{m}^3$ . The existing national 24-hour PM2.5 standards (primary and secondary) were retained at  $35 \mu\text{g}/\text{m}^3$ , as was the annual secondary standard of  $15 \mu\text{g}/\text{m}^3$ . The existing 24-hour PM10 standards (primary and secondary) of  $150 \mu\text{g}/\text{m}^3$  also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO<sub>2</sub> national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.  
 Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ( $1.5 \mu\text{g}/\text{m}^3$  as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (10/1/15)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented in Table 6-2.

**TABLE 6-2 ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)**

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment
PM <sub>10</sub>	Nonattainment	Attainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead <sup>a</sup>	Attainment	Attainment

Without implementation of Mitigation Measures (listed at the end of this section), emissions during construction activity will exceed SCAQMD's localized significance thresholds for PM2.5 during site preparation. Table 6-3 identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

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

**TABLE 6-3: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITHOUT MITIGATION)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	81.81	44.36	11.37	7.19
Maximum Daily Emissions	81.81	44.36	11.37	7.19
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	YES

On-Site Grading Emissions	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading	91.51	51.70	7.80	5.14
Maximum Daily Emissions	91.51	51.70	7.80	5.14
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Year	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM10	PM2.5
2015	7.55	91.62	52.79	0.07	11.58	7.24
2016	7.60	87.43	0.07	7.84	5.02	4.76
2017	78.38	58.58	42.80	0.07	4.58	3.81
Maximum Daily Emissions	78.38	91.62	52.79	7.84	11.58	7.24
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	YES	NO	NO	NO	NO	NO

With implementation of Mitigation Measures, emissions during construction activity will not exceed SCAQMD's localized significance thresholds. Table 6-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

**TABLE 6-4: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITH MITIGATION)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	56.89	42.63	10.13	6.71
Maximum Daily Emissions	45.87	23.89	9.63	5.62
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	NO

On-Site Grading Emissions	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading	78.65	44.62	7.19	4.58
Maximum Daily Emissions	78.65	44.62	7.19	4.58
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO



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

Year	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM10	PM2.5
2015	6.31	78.75	45.88	0.07	9.84	5.68
2016	7.59	75.11	44.53	0.07	7.25	4.49
2017	62.80	58.84	42.99	0.07	4.58	3.81
<b>Maximum Daily Emissions</b>	<b>62.80</b>	<b>78.75</b>	<b>45.88</b>	<b>0.07</b>	<b>9.84</b>	<b>5.68</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational-source emissions without implementation of mitigation measures are summarized on Table 6-5. Project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance.

**TABLE 6-5: OPERATIONAL EMISSIONS**

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM10	PM2.5
Area Source	12.73	0.15	13.02	6.80E-04	0.28	0.28
Energy Source	0.15	1.26	0.54	8.03E-03	0.10	0.10
Mobile	5.54	17.51	62.00	0.17	11.45	3.23
<b>Total Maximum Daily Emissions</b>	<b>18.42</b>	<b>18.92</b>	<b>75.56</b>	<b>0.18</b>	<b>11.83</b>	<b>3.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM10	PM2.5
Area Source	12.73	1.50E-01	13.02	6.80E-04	0.28	0.28
Energy Source	0.15	1.26	0.54	8.03E-03	0.1	0.1
Mobile	5.4	18.25	57.83	0.15	11.45	3.23
<b>Total Maximum Daily Emissions</b>	<b>18.28</b>	<b>19.66</b>	<b>71.39</b>	<b>0.16</b>	<b>11.83</b>	<b>3.61</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

The project with incorporation of the mitigation measure will not violate any air quality standards or contribute substantially to an existing or projected air quality violation.

c) "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to 6.b, above, local and regional Project construction and operational impacts are less than significant, with incorporation of Mitigation Measures. Therefore, implementation of the proposed 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). Impacts are less than significant.

d) The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO<sub>x</sub>, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore sensitive receptors would not be subject to a significant air quality impact during Project construction.

The proposed Project would not result in a CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact as discussed in detailed in the Air Quality Impact Analysis. Thus a less than significant impact to sensitive receptors during operational activity is expected.

Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. Impacts are considered less than significant.

e) Although The project proposing a use that would also generally not be classified as a sensitive receptor, surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed.

Standard building design filters and exhaust systems will be required as part of the brewing process and would be expected to suppress any potentially objectionable odors. No other sources of objectionable odors have been identified for the operations phase of the proposed Project. As stated above, the Project is required to comply with Rule 402. Odors from restaurant activity and operations are not expected to meet the criteria of being a nuisance. Therefore, impacts are considered less than significant.

Mitigation:

**MM AQ-1**

Only "Zero-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used to exterior surfaces.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MM AQ-2**

During site preparation and grading activity, the contractor shall ensure that all Rubber Tired Dozers shall be California Air Resources Board (CARB) Tier 3 Certified or better.

Monitoring: Monitoring will occur through the Building and Safety plan check process.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. The project site is located within an MSHCP Criteria Cell and therefore was subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Joint Project Review (JPR). Additionally, the project must still demonstrate consistency with Section 6.0 of the MSHCP. A brief consistency analysis is provided herein.

On August 15, 2011, the Regional Conservation Authority found the project (HANS 2055) consistent with both Criteria and Other Plan requirements.

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

According to the MSHCP Consistency Analysis prepared by Principe and Associated dated May 29, "historical drainages" are present on the project site. Riparian vegetation and/or habitats are not present along these drainages. It was determined that suitable riparian/riverine habitats for the terrestrial and aquatic species are not located on the project site. It was determined that the project site does not contain seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp (i.e, seasonal wetlands, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds, or other human-modified depressions like tire ruts, etc.). The project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The project site is located within Narrow Endemic Plant Species Survey Area 4 (Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis). According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project site does not contain suitable habitat for Narrow Endemic Plant Species; therefore, focused surveys were not conducted. The project site is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project is not subject to the Guidelines Pertaining to the Urban/Wildlands Interface. The project site is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within Criteria Area Species Survey Area 4 (Davidson's saltscale, Parish's brittlescale, Thread-leaved brodiaea, Smooth Tarplant, Round-leaved filaree, Coulter's Goldfields, and Little Mousetail). According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project site does not contain suitable habitat for Criteria Area Plant Species; therefore, focused surveys were not conducted. The project is also located within the required habitat assessment survey area for burrowing owl. Focused breeding season surveys were conducted between April 2 and April 30, 2015. No burrowing owls or burrowing owl sign was observed during the focused surveys. The project has been conditioned by the County of Riverside prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. The project is consistent with Section 6.3.2 of the MSHCP.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County conditions of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, based on a review of pertinent biological literature, candidate sensitive or special status plant or wildlife species have not been recorded on the site. A low abundance and diversity of wildlife species was observed inhabiting and foraging at the site. This is due to the presence of the wheat crop on 90 percent of the site surface.

During the 2015 Nesting Season Survey burrowing owls were not observed. There was no evidence of either active habitats presently occupied by burrowing owls or habitats abandoned within the last three years at the site. The soils present on the site do not provide required growing habitats for candidate sensitive or special status plant species that are restricted to clay and or saline alkali soils. Seasonal aquatic features that could provide suitable habitats for candidate sensitive or special status species of fairy shrimp are not present on the site. No impacts to endangered, or threatened, candidate, sensitive, or special status species will occur.

d) The project is not located within or adjacent to a wildlife corridor or native wildlife nursery site. The project site does contain habitat suitable for nesting birds with a small patch of Riversidean Sage Scrub. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1<sup>st</sup> through August 31<sup>st</sup>. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The County of Riverside has conditioned the project prior to grading permit issuance for a pre-construction nesting bird survey (as noted in Condition of Approval 80.EPD.1). The project will not 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. Impacts will be less than significant with adherence to the County of Riverside conditions of approval.

e) No riparian habitat is present on the project site. No sensitive natural communities are present on the project site, with the exception of a small patch of disturbed Riversidean Sage Scrub. Impacts will be less than significant.

f) No perennial or seasonal aquatic features that could be classified as federally protected wetlands are present on the project site. The historical drainages present on the project site do not qualify as federally protected wetlands because they do not meet the three criteria of a wetland as defined in Section 404 of the Clean Water Act (hydrophytic vegetation, hydric soils and hydrology). No impacts will occur.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials; Keller 2017; PDA05061 "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Keller 2017; PDA05061 "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site has been surveyed by County approved archaeologist Jean Keller and it has been determined that there is one archaeological resource present. This resource is P-33-026669, a single bedrock milling feature. An archaeological technical study entitled, "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series", prepared by Jean Keller, dated March 2017, evaluated the significance of the archaeological resources and has determined that the archaeological resource is not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resource is not considered a significant archaeological resource pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Nevertheless, an attempt will be made to relocate the feature in an area where it will not be disturbed in the future. Therefore impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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, and Geotechnical Report dated April 28, 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 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.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Report dated April 28, 2017, and County Geologist Review

Findings of Fact:

a) According to Map My County (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. Furthermore the Geotechnical Report dated April 28, 2017 does not anticipate the project site to be subject to liquefaction or seismic settlement. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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 reduce the potential impact to a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. 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," Project review by County Geologist

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,396 feet above sea level to 1,492 feet above sea level. The Geology Report submitted for this project site determined that there is the potential for lateral spreading and collapse hazards are low. The project will incorporate the California Building Code (CBC) requirements pertaining to new construction will minimize the potential for grading failure or loss of life due to strong seismic ground shaking by ensuring that building pads are graded pursuant to applicable design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the project would result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The project site is located within an area susceptible to soil subsidence, but not located near any documented area of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?





Source: On-site Inspection, Project Application Materials, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The Project site is located approximately 3,000 feet west of Lake Skinner and is located within a dam hazard zone, as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazards Areas*. Additionally, Figure 10, *Southwest Area Special Plan Flood Hazards Areas* illustrates that the Project site is located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards or volcanic hazards. However, as indicated in the Approved Geotechnical Report, dated April 28, 2017, there is a potential hazard for seiches.

If a seismically-induced seiche were to occur within Lake Skinner water could possibly breach causing flooding through a majority of the western portions of the project. In recognition of this possibility, the *Southwest Area Plan* includes two policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards. Additionally, SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review. The Riverside County Flood Control has reviewed and conditioned the project (as noted in Conditions of Approval 10.FLOOD.1; 10.FLOOD.3; 10.FLOOD.4; 10.FLOOD.6; 10.FLOOD.9; 10.FLOOD.12; 10.FLOOD.13; 10.FLOOD.15; 10.FLOOD.17), therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Slopes</b>				
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, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The Project will minimally change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 154 single-family homes, roadways, landscaping and drainage/water quality facilities. The grading is necessitated to the existing physical developments adjacent to the project site. Grading activities will follow the natural slopes of the project site and will not alter any significant elevated topographic features located on the site. Impacts are considered less than significant.

b) No slopes with a slope greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. (COA: 10.BS GRADING.9). This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.

c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project will be served for water and sewer by the Eastern Municipal Water District (EMWD). All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The proposed commercial recreational facility may result in substantial soil erosion or the loss of topsoil during grading activities. Implementation of grading Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) and has been conditioned (COA 10. GRADE. 6 and 10. GRADE. 7). Impacts will be less than significant.

b) The proposed project may be located on expansion soil, however, California Building Code (CBC) requirements pertaining to all proposed structures shall reduce the potential to a level of less than significant. Since CBC requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.

c) The project site will acquire both water and sewer service from the Eastern Municipal Water District (EMWD) as indicated on the proposed exhibit and will serve letter. It will be the responsibility of the applicant to ensure that all requirements to obtain services are met as outlined in 10.EHEALTH.1. The project will not involve septic tanks and the impact will be less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

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

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

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

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general grading permit, will minimize potential for erosion during grading activities. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to the grading phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

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

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

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

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

Source: Urban Crossroads Greenhouse Gas Analysis dated April 19, 2016

Findings of Fact:

CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project (40).

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction source and operational-source criteria pollutant (NOx, VOC, PM10, PM2.5, SOx, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and GHG reductions achieved from mitigation measures (41). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for operational activity are provided in Appendix 3.1.

a) Operational activities associated with the proposed Project will result in emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

### AREA SOURCE EMISSIONS

#### *Hearths/Fireplaces*

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO<sub>2</sub>. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces are not considered a mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately.

#### *Landscape Maintenance Equipment*

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. CalEEMod default parameters were used to estimate emissions associated with landscape maintenance equipment for the Project scenario.

### ENERGY SOURCE EMISSIONS

#### *Combustion Emissions Associated with Natural Gas and Electricity*

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO<sub>2</sub> and other GHGs directly into the atmosphere are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

### MOBILE SOURCE EMISSIONS

#### *Vehicles*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents.

**SOLID WASTE**

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. CalEEMod default parameters were used to estimate GHG emissions associated with the disposal of solid waste for the Project scenario.

**WATER SUPPLY, TREATMENT AND DISTRIBUTION**

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default parameters were used to estimate GHG emissions associated with water supply, treatment and distribution for the Project scenario

As shown on Table 20-1, the Project will result in approximately 2,854.48 MTCO<sub>2</sub>e per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MTCO<sub>2</sub>e per year as established by SCAQMD and County of Riverside's Climate Action Plan (CAP). Thus, project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis.

**TABLE 20-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	50.48	0.01	--	50.73
Area	40.09	3.36E-03	6.90E-04	40.37
Energy	533.14	0.02	7.99E-03	536.04
Mobile Sources	2,082.30	0.07	--	2,083.73
Waste	37.12	2.19	--	83.19
Water Usage	50.81	0.33	8.36E-03	60.42
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>2,854.48</b>			
<b>Threshold</b>	<b>3,000</b>			
<b>Significant?</b>	<b>NO</b>			

b) The purpose of the Climate Action Plan (CAP) is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of Riverside. To address the state's requirement to reduce GHG emissions, the County of Riverside prepared its CAP with the goal of reducing GHG emissions within the County by 15% below "existing" 2008 levels by the year 2020. The County's target is consistent with the AB 32 target and ensures that the County of Riverside will be providing GHG reductions locally that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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complement state efforts to reduce GHG emissions. Because the County's CAP addresses GHG emissions reductions and is consistent with the requirements of AB 32 and international efforts to reduce GHG emissions, compliance with the CAP fulfills the description of mitigation found in the State CEQA Guidelines.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO<sub>2</sub>e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO<sub>2</sub>e per year will be required to achieve at least a 25% reduction of GHG emissions from a 2011 year level of efficiency compared to the mitigated Project buildout year.

As shown on Table 20-1 (above), the Project will result in approximately 2,854.48 MTCO<sub>2</sub>e per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Thus, project-related emissions would not have a significant direct or indirect impact on GHG and climate change nor would it conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and would not require additional analysis. Therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with residential uses. The project scope consists of the construction of one hundred and fifty four (154) residential lots; the project will not introduce activities that will cause hazard to the public. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not 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 because as mentioned in section 21a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) The proposed subdivision has adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency plan and/or emergency evacuation plan. Impacts are considered less than significant.

d) The project site is not located within one-quarter mile of an existing or proposed school site. Both Temecula Preparatory School and French Valley Elementary School are greater than 1,320 feet from the proposed Project site. The project will have no impact.

e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR sites, Permitted Underground Storage Tanks (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and Hazard Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site. Detailed information can be viewed at the web-link provided below, and referencing Washington Street/Benton Road in the vicinity of the Project site:

- <http://geotracker.waterboards.ca.gov/map/>

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (CorteseList) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site. This information was verified at the web-link provided below:

- [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=Auld%20Road%20%20Washington%20Street&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](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=Auld%20Road%20%20Washington%20Street&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)

Base on the available data, the proposed 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment. The impact is considered less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is French Valley Airport, which is located approximately 2.9 miles southwest of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.

b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.

c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed subdivision will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.

d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have 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
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**23. 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). As indicated on Figure S-11 "Wildfire Susceptibility", the project site is located within a moderate to high wildfire area. The project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, and Preliminary Hydrology and Hydraulic Study dated September 12, 2016

Findings of Fact:

a) Grading planned by the Project generally would maintain the site's existing general topographic conditions. The project site will convey the onsite flows via subsurface storm drain to one of three onsite bioretention basins. The basins will treat the onsite flows for water quality purposes and address hydromodifications. The offsite flows will be conveyed through or around the project site to existing storm drain infrastructure without comingling with onsite flows. The onsite and tributary offsite areas are ultimately tributary to the existing Benton Creek Channel which terminates at the southwest corner of Shrimp Lane and Washington Street. This channel is considered a fully hardened and maintained channel, therefore mitigation of increased runoff is not required. However, the project site is still required to address hydromodifications as part of the requirements of the Water Quality Management Plan. According to the Water Quality Management Plan (WQMP) the area along Washington Avenue that is tributary to the low point adjacent to Bioretention Basin C was not able to be treated for water quality or hydromodifications due to existing vertical constraints. However, the proposed drainage facilities will adequately convey the 100-year flow rates and the proposed Bioretention Basins have been designed to adequately treat the onsite flows for water quality purposes as well as address hydromodifications.

Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed drainage is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. EMWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basins. The bottom of the basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant

d) As addressed in section 24a, the development of this property shall be coordinate with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and has been conditioned (COA 10.FLOOD.6). In addition, 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. Onsite runoff will be conveyed and collected by curb and gutter and storm drain system. Prior to leaving the development, the low flows or first flush would be diverted and routed through a detention/water quality basin for water treatment. The project site will contain three basins on site. The water treatment would be consistent with Riverside County Stormwater Quality Best Management Practice Design Handbook (MDS, 2015a, p. 4). The proposed Project would not result in runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based on the analysis presented in the Project's hydrology study (Hydrology and Hydraulic Study prepared by JLC Engineering and Consulting), post-development runoff from the site would decrease during 100-year storm events. Therefore the project will have a less than significant impact.

e) As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone D floodplain limits of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The project site will be re-graded to be out of the flood plain. The impact is considered less than significant.

f) As previously addressed in finding section 24e, the project site is located within the limits of an existing flood plain. The proposed project site will be re-graded to keep buildable pads out of the flood plain and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no additional impact would occur.

h) The proposed water quality basins designed to filter the Project's stormwater are strategically placed at the downstream points of the Project site's drainage areas. Runoff from the Project site would be collected in the basins and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**25. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will incorporate conditions of approval (COA 10. BS GRADE.1; 10. BS GRADE.3; 10. BS GRADE.6-12; 10. BS GRADE.13; 10. BS GRADE.19; and 10. BS GRADE.23-24) and incorporate BMP's so that the development of the project site would not substantially alter the existing drainage pattern of the site or alter any course of a stream or river that would increase the rate or amount of surface on- or off-site. As described in threshold 24.d, the project site will have three basins on site to handle drainage flows with the development of the project which will not alter off-site flows. Therefore, there will be a less than significant impact.

b) The proposed Project will install new stormwater treatment facilities to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. With the requirement of the SWPPP and incorporation of BMP's, compliance with development standards and conditions of approval, impacts associated with this issue area will be less than significant.

c) As mentioned in the Hydrology and Water Quality Section 24a, the grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. A majority of the Project site has a high risk of inundation in the event of failure of a levee. To reduce the inundation possibility, the Southwest Area Plan includes two policies intended to attenuate the risk of flooding to persons or property. Specifically, Policy SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards. Additionally, SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review. Therefore, the impacts will not expose people or structures to a significant risk of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving flooding, including flooding as a result of the failure of a levee and impacts are considered less than significant.

d) The proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. The closest body of water is 3,000 feet to the east (Lake Skinner). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not result in a substantial alteration of the present or planned land use of an area. The existing land use designation will remain as Medium Density Residential (MDR) and Medium High Density Residential (MHDR). Surrounding Land Use Designations consist of and Public Facilities (PF) to the north, Conservation Habitat (CH) to the east, Estate Density Residential (EDR), Conservation (C), and Commercial Retail (CR) to the west, and Conservation Habitat (CH) to the south. In addition, the project site is located adjacent to existing single-family residential dwellings to the west of the project site. The development of the 43.91 acres into 154 single-family residential lots will not result in a substantial alteration of the present or planned land use of the area. The impact will be less than significant.

b) The project is not located within a City Sphere of Influence and/or within adjacent City or County Boundaries. In addition, the project will be consistent with the surrounding land uses within vicinity of the project site. Located to the west of the site are single-family residences. Therefore impacts are 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
<b>27. Planning</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

Findings of Fact:

a) Through a previous entitlement (CZ7739) the zoning classification of the project site was altered from Light Agricultural-5 Acre Minimum (A-1-5) to Planned Residential (R-4). The project has been designed and conditioned to be consistent with the development standards of the R-4 zoning classification. More specifically, the minimum lot size for a residential lot will be 4,700 square feet which is greater than the minimum lot size requirement of 3,500 square feet. In addition, as illustrated on the tentative tract map exhibit, each residential lot will have a minimum lot width of forty (40) feet and a minimum length of eighty (80) feet. The project will be consistent with the R-4 zoning classification and will have no impact.

b) The proposed project is zoned Planned Residential (R-4) and is surrounded by zoning classifications which consist of Rural Residential (R-R) to the east, Planned Residential (R-4) to the north, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south, and Specific Plan (SP) and Mobile Home Subdivision-Rural-2 ½ Acre Minimum (R-T-R-2 ½) to the west. Overall, the existing zoning classification of R-4 is consistent with the surrounding zoning classifications and intensities of the neighboring developments. The project will have a less than significant impact.

c) The project site is surrounded by single-family residential and scattered single-family residential dwellings to the west and north, Lake Skinner to the east, and vacant property to the south. The project will be designed to be compatible with the surrounding single-family residential dwellings that are located to the west of the project site. The project will have a less than significant impact.

d) The existing zoning classification of Planned Residential (R-4) is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD:MHDR)(5-8 DU/AC). The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. The proposed residential subdivision will have 154 residential lots, with a density of 3.59 dwelling units per acre. This density is consistent with the 2 to 5 dwelling units per acre allowed with the CD:MDR and a density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation. Additionally, as illustrated on the proposed tentative tract map exhibit, the residential lot sizes range from a minimum of 4,696 square feet to a maximum

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lot size of 20,088 square feet, and an average lot size of 4,700 square feet. The project will have no impact.

e) The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with commercial and manufacturing uses, or is planned for these types of uses. Based on this information, Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is located within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. The project does not propose any mineral extraction on the project site. The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, no impact would occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**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

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

**Findings of Fact:**

a) The project site is not located within close vicinity of an existing public airport. The closest public airport is French Valley Airport which is located approximately 2.9 miles southwest of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.

b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**30. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated on Figure C-1 "Circulation Plan" of the Riverside County General Plan, the project site is not located within close vicinity to an existing rail line. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located within close vicinity to an existing highway. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. The project will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

**33. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Preliminary Noise Impact Analysis prepared by Urban Crossroads dated June 3, 2016, Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

a) No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Construction by its nature is temporary. Construction related impacts to ambient noise levels are further discussed below in Section 33.b.

Operational noise sources would be those typically associated with single-family residences (automobiles, landscaping equipment, and occasional gatherings) and may result in an incremental increase in ambient noise levels. The Project site is located in an area with existing and single-family residences. Hence, there will be compatible with the surrounding uses in terms of noise levels. Residential land uses are typically quiet in nature. Any impacts are considered less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project would not result in the generation of substantial temporary or periodic noise increases.

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

c) As noted in the previous section, the project construction will not expose people to generation of noise levels in excess of established standards with the incorporated mitigation. The project noise analysis also determined that project operation would not exceed applicable noise standards with the incorporated mitigation to limit hours of operation. Therefore impacts are considered less than significant with mitigations incorporated. The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 55 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. The noise analysis prepared by Urban Crossroads for the project determined that construction noise impacts on the nearby residential land uses could reach 71dBA, which would exceed the typical criteria. However, pursuant to Ordinance No. 847 construction that is between 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 are exempt from the provisions of the ordinance. Additionally, the General Plan Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Element direct construction to establish hours of operation to prevent or mitigate excessive or adverse noise impacts on surrounding areas. The project is conditioned to comply with the construction hours limitations of Ordinance No. 847 and mitigation is included to provide additional noise attenuation measures during construction. The noise analysis determined with the incorporation of these existing regulations and proposed mitigation that impacts would not be substantial on the nearby residential uses. Accordingly, there would be a less than significant impact with the mitigation incorporated.

d) Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**34. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is currently vacant. The project proposes to construct a 154-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.

b) The development proposes approximately 154 single-family residential lots on 43.91 acres. The project will not create a demand for additional housing, particularly housing affordable households earning 80% or less of the County's median income. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) As mentioned in above in Subsection a, the project site is currently vacant. The project proposes to construct a 154-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project proposes approximately 154 single family residential dwellings on approximately 43.91 acres. The Land Use Element of the General Plan identifies that the persons per dwelling unit standard for western Riverside County is 3.01. According to SCAG's 2012-2035 RTP, Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

f) The project proposes 154 single-family residences on 43.91 acres (gross), and would have a build-out population of approximately 471 persons (3.06 persons per single-family residential household). The General Plan Land Use Plan designation of MDR on 18.3 acres, 2-5 dwelling units/acre could allow a population ranging from approximately 113.22 people (at the bottom of the density range), up to 280 people (at the top of the density range). Addition to the MDR, the General Plan Land Use Plan designation also has MHDR on 25.6 acres, 5-8 dwelling units/acre could allow a population ranging from approximately 392 people (at the bottom of the density range), up to 627 people (at the top of the density range). The proposed 154 single-family dwelling units will directly induce population growth to the area.

The Project is consistent with the General Plan Land Use Plan designation of MDR and MHDR. The Project is proposing an intensification of population and housing that was clearly anticipated under the General Plan Land Use Plan designation of CD:MDR and CD:MHDR. Site infrastructure will be built as part of this Project. Implementation of the proposed project will not induce substantial population growth in an area, therefore impacts will be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**35. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**36. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**37. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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

Monitoring: No monitoring measures are required.

**38. Libraries**

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

Findings of Fact:

Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Health Services**

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

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**40. Parks and Recreation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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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Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The Project proposes 154 single-family residences on 43.91 acres (gross) and would have a build-out population of approximately 471 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. No recreational facilities are provided on-site. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

- A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;
- B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;
- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.

The Project would generate the need for approximately 2.36 acres (at 5 acres per 1,000 persons). Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA. Therefore impacts are considered less than significant.

b) The proposed Project will use existing neighborhood or regional parks or other recreational facilities. These impacts as anticipated in the General Plan, based on the General Plan Land Use Map designation of Medium Density Residential (MDR) and Medium High Density Residential (MHDR). Impacts are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF and park fee-in-lieu, such that substantial physical deterioration of the facility would not occur or be accelerated. Therefore impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project is not located within a Community Service Area. The project is within the Valley-Wide Recreation and Parks District. Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval. Therefore, there are no impacts to these type of recreational resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project site is within a Regional Trail and shall be required that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the Site Plan for dedication to Riverside County Regional Park and Open-Space District or for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Standard Conditions of Approval have been imposed (50.PLANNING.9-10). These Conditions of Approval are not considered mitigation measures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**42. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Traffic Impact Analysis dated April 19, 2016

**Findings of Fact:**

a) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification.

For the purposes of this analysis, the following thresholds of significance have been applied to study area intersections located within the County of Riverside to identify significant impacts through a comparison of Existing and EAP traffic conditions:

- If an intersection is projected to operate at an acceptable level of service (i.e., LOS D or better) under Existing traffic conditions and the addition of project traffic, as measured by 50 or more peak hour trips, is expected to cause the intersection to operate at an unacceptable level of service (i.e., LOS E or F), the impact is considered significant;
- If an intersection is projected to operate at LOS E or LOS F under Existing, and the addition of project traffic, as measured by 50 or more peak hour trips, the impact is considered significant.

Cumulative traffic impacts are deficiencies that are not directly caused by the Project, but occur as a result of regional growth combined with that or other nearby cumulative development projects. The Project's contribution to a particular cumulative transportation deficiency is deemed cumulatively considerable if the Project adds significant traffic to the forecasted deficiency (as measured by the 50

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or more peak hour trip threshold). A Project's contribution to a cumulatively considerable impact can be reduced to less than significant if the Project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact may occur until the needed improvement is fully funded and constructed.

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in May 2015. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. The raw manual peak hour turning movement traffic count data sheets are included in the Appendix of the Traffic Impact Analysis. These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic.

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area (shown on Exhibit 3-6 of Traffic Impact Analysis). Existing ADT volumes are based upon factored intersection peak hour counts collected by Urban Crossroads, Inc. using the following formula for each intersection leg:

- Weekday PM Peak Hour (Approach Volume + Exit Volume) x 10.6535 = Leg Volume

For those roadway segments which have 24-hour tube count data available in close proximity to the study area, a comparison between the PM peak hour and daily traffic volumes indicated that the peak-to-daily relationship of approximately 9.39 percent would sufficiently estimate ADT volumes for planning-level analyses. As such, the above equation utilizing a factor of 10.6535 estimates the ADT volumes on the study area roadway segments assuming a peak-to daily relationship of approximately 9.39 percent (i.e.,  $1/0.0939 = 10.6535$ ). Existing weekday AM and PM peak hour intersection volumes (shown on Exhibit 3-6 of Traffic Impact Analysis).

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 5-2 for E+P traffic conditions. Worksheets for E+P conditions, with improvements, HCM calculations are provided in the Appendix of this Traffic Impact Analysis.

b) Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

Trip generation rates used to estimate Project traffic are shown in Table 42-1, and a summary of the Project's trip generation is also shown in Table 42-1. The Project is estimated to generate a net total of 1,485 trip-ends per day on a typical weekday with approximately 117 AM peak hour trips, and 154

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PM peak hour trips. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published *Trip Generation* manual, 9th Edition, 2012.

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the Policy Area, specifically along Winchester Road (SR-79). Applicable policies are located in the Circulation Element of the General Plan.

SWAP 9.1- Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

SWAP 9.2- Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

**TABLE 42-1- PROJECT TRIP GENERATION**

Project Trip Generation Rates									
Land Use <sup>1</sup>	ITE LU Code	Units <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

Project Trip Generation Summary									
Project	Quantity	Units <sup>2</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
TTM No. 37028	156	DU	30	87	117	98	58	156	1,485

*Compliance*

The Project is zoned for medium density residential within Parcel 2, which is located north of Shrimp Lane and is approximately 27.85 acres. Parcel 1, located south of Shrimp Lane, is zoned for medium-high density residential and is approximately 16.06 acres. Medium density residential allows for 2 to 5 dwelling units per acre, whereas medium-high density residential allows for 5 to 8 dwelling units per acre.

As shown on Table 42-2, a midpoint of 6 dwelling units per acre was used for Parcel 1 and 3 dwelling units per acre for Parcel 2, totaling 180 allowable dwelling units for the site per the General Plan. The General Plan with a 9% reduction, per the Highway 79 Policy Area, is estimated to allow a net total of 1,559 trip-ends per day on a typical weekday with approximately 123 AM peak hour trips, and 164 PM peak hour trips. As shown on Table 42-2, the proposed 156 dwelling units for the Project is using approximately 13% less than the allowable density and is in compliance with the Highway 79 Policy Area

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

**TABLE 42-2- HIGHWAY 79 POLICY AREA**

Maximum Density				
Parcel	Acres	Density	DU per AC <sup>2</sup>	Dwelling Units <sup>2,3</sup>
1	16.06	Medium-High	5 - 8	88
2	27.85	Medium	2 - 5	84
Total:				180
Proposed Density:				193

Trip Generation Rates									
Land Use	ITE LU Code	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
SFDR <sup>4</sup>	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

Trip Generation Comparison									
TTM No. 37928	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Plan	190	DU	34	101	135	113	67	180	1,714
General Plan with 5% Reduction			31	92	123	103	61	164	1,559
Proposed	156	DU	30	87	117	98	58	156	1,485
		Variance <sup>5</sup>	-1	-4	-6	-5	-3	-8	-74

c) The closest airport is the French Valley Airport, which is located approximately 2.9 miles to the southwest of the Project site, and not located within any airport influence area. Based on this distance, implementation of the Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are anticipated.

d) The closest airport is the French Valley Airport, which is located approximately 2.9 miles to the southwest of the Project site. Airport Land Use Commission (ALUC) review is not required since the project is located outside the airport influence area. Based on this distance, implementation of the Project will not alter air traffic. There are no railroad lines in proximity to the Project. The closest active rail line is the Metrolink, located in Perris, CA, approximately 23+ miles to the north of the Project site. Lastly, waterborne traffic does not exist in proximity to the Project site. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts are anticipated.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.

f) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the Southwest Area. An Infrastructure Phase Plan (IPP) has been prepared for the Southwest area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to 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.1). The



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts will be less than significant.

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

i) According to the Southwest Area Plan Figure 8, Southwest Area Plan Trails and Bikeway System, there is a designated trails along Washington Street. The proposed project will not conflict with adopted policies supporting alternative transportation. The project will have a less than significant impact. There has been no identified need for location of bus stops or other related facilities to include with the development of the proposed Project. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Tribal Cultural Resources**

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:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision | <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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(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 about this project were sent on November 16, 2015 to three Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Soboba and Pechanga. Consultation was initiated with Soboba on January 13, 2016. This project was again discussed in person on March 16, 2016, June 30, 2016 and April 12, 2017. Soboba did not identify any tribal cultural resources but did request to monitor during ground disturbing activities. A request was received from Pechanga dated December 14, 2015. This project was discussed in person and by telephone on January 12, 2016, June 30, 2016, December 7 and 8, 2016, December 13, 2016, December 15, 2016 and August 16, 2017. Information provided by Pechanga included information that there was a placename and an archaic site nearby but not within the project. No tribal cultural resources were identified within the project by Pechanga and consultation was concluded on August 24, 2017. Because there were no tribal cultural resources identified within the project, there will be no impact in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The project site is within a Regional Trail and shall be required that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the Site Plan for dedication to Riverside County Regional Park and Open-Space District or for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Standard Conditions of Approval have been imposed (50.PLANNING.9-10). These Conditions of Approval are not considered mitigation measures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA: 10.E HEALTH.1), and it is the responsibility of the developer to satisfy this requirement. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are 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
<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA 10.E HEALTH.1) and it is the responsibility of the developer to meet this requirement. Overall, this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are 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
<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>48. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-b) Electricity will be provided by Southern California Edison and gas by Southern California Gas Company. The project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.

d) The project has been conditioned (COA 60.FLOOD.5) to pay fees to mitigate the effect of the impact upon drainage facilities caused by the proposed development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project has been conditioned (COA 50.TRANS.6) to submit a separate street lighting plan for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.

f) The project site will need to build and improve roads to access the proposed project site. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to 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.1). The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: N/A

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

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

**VII. AUTHORITIES CITED**

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

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP- DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37028 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37028, dated October 14, 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.

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5                    MAP - PRE-CONSTRUCTION                    RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 10                    MAP - SLOPE STABL'TY ANLYS                    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).

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 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. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR37028 is proposing potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "Tentative Tract Map No. 37028, Preliminary Noise Impact Analysis, County of Riverside," June 3, 2016 (08709-11)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37028 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 31, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

10.FIRE. 2                      MAP-#16-HYDRANT/SPACING                      RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Bluebeam Session ID: 089-642-972  
Tract Map 37028 is a proposal for a Schedule "A" subdivision of 43.93 acres for residential use in the French Valley area. The site is located on the east side of Washington Street between Thompson and Benton Roads.

The site is situated on the side of a slight ridge-line, but still has some offsite stormwater runoff from a tributary drainage area of approximately 80 acres from the Lake Skinner Recreation Area to the east. Some of these offsite flows enter the site near the southeasterly corner through an existing 18-inch pipe while the bulk of the flows spill over the berm. The southern half of the site naturally drains into the District's owned and maintained Warm Springs Valley - Red Carriage Road Storm Drain (project number 7-0-00213/drawing number 7-0401), which is a tributary to Warm Springs Valley - Benton Creek Channel (project number 7-0-00167/drawing number 7-0401). These tributary offsite flows were not allocated for in the design of Red Carriage Road Storm Drain and would exceed the capacity of the storm drain. The applicant's engineer has proposed to route the storm flows down with the central basin and a splitter structure in order to maintain the flowrate capacity for the storm drain. This basin is also intended to be used for water quality mitigation and will

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

be maintained by the County Community Services District (CSA) while the District will maintain the inlet, the splitter structure and outlet storm drain as it connects to the Red Carriage Storm Drain.

The onsite stormwater runoff from the middle portion of the site is currently tributary to an existing 36-inch CMP culvert under Washington Street, which discharges onto private property. These flows eventually discharge into Benton Creek Channel through another existing culvert under Shrimp Lane. The drainage plan for this tract map will be to collect these onsite storm flows from middle portion with a mitigation basin and discharge mitigated storm flows directly into Benton Creek Channel with a proposed storm drain within Washington Street and Shrimp Lane road right-of-ways that will be maintained by the Transportation Department.

There is a small drainage area tributary to the northeast corner of the site as well. The northern portion of the site naturally drains to an existing 24-inch CMP culvert under Washington Street. These storm flows traverse private property before discharging into the District's owned and maintained Warm Springs Valley - Benton Creek Channel (project number 7-0-00167/drawing number 7-0401). The drainage plan for the tract collects the onsite storm flows and mitigates the water quality and increased runoff impacts generated by this tract development. These mitigated storm flows will be discharged through the existing culvert.

The District has reviewed and approved this proposed drainage plan for this project.

10.FLOOD RI. 3

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 6                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

The development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading permission. A drainage easement shall be obtained from the affected property owner(s) for the release of concentrated, ponded, and/or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

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

10.FLOOD RI. 12                    MAP INCREASED RUNOFF                    RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                    MAP INCREASED RUNOFF CRITERIA                    RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.



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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

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

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

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10. GENERAL CONDITIONS

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

completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

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

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

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP- 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 A, unless modified by the conditions listed herein.

10.PLANNING. 2                    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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 3,500 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9 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.

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10. GENERAL CONDITIONS

10.PLANNING. 9                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

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. 10                   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. 11                   MAP- REQUIRED MINOR PLANS                   RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 13 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. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 17

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17                    MAP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

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

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

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

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

10.PLANNING. 18                    MAP - PDP01560 ACCEPTED                    RECOMMND

County Paleontological Report (PDP) No. 1560, submitted for this case (TR37028), was prepared by CRM Tech, Inc. and is entitled: "Paleontological Resources Assessment Report, Tentative Tract Map No. 37028, near the City of Murrieta, Riverside County, California", dated March 3, 2017.

PDP01560 concluded:

The results of the present study indicate that the extensively disturbed, Holocene-age surface soils in the project area are low in paleontological sensitivity, as are the subsurface sediments in the northern portion of the property, but the subsurface sediments in the southern portion are considered to be high in paleontological sensitivity.



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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - PDP01560 ACCEPTED (cont.)

RECOMMND

PDP01560 recommended:

Based on these findings, CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent project impact on significant, nonrenewable paleontological resources or reduce such impact to a level less than significant as the primary component of the mitigation program, paleontological monitoring should be required during all earthmoving operations reaching beyond the depth of two feet in the southern portion of the project area, or at other locations if paleontologically sensitive sediments are identified in the field.

PDP01560 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01560 is hereby accepted for TR37028. A PRIMP shall be required prior to issuance of a grading permit for this project.

10.PLANNING. 19 MAP - GEO02536 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2536, submitted for the project TR37028, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Update, Tentative Tract 37028, SE Thompson Road and Washington Street, French Valley Area, Riverside County, California", dated April 28, 2017. In addition, Geocon submitted the following documents:

"Response to County Review Comments, dated May 23, 2017, Geotechnical Update, Tentative Tract 37028, SE Thompson Road and Washington Street, French Valley Area, Riverside County, California," dated May 26, 2017.

This document is hereby incorporated as a part of GEO No. 2536.

GEO No. 2536 concluded:

1.The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards or a Riverside County Hazard Zone.

2.Based on our geologic review of readily available geologic literature that includes the site and surrounding

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - GEO02536 ACCEPTED (cont.)

RECOMMND

areas, there is no evidence of active or potentially active faulting on or projecting towards the site.

3. Based on planned slope heights, it is our opinion that permanent, graded slopes as shown on the conceptual plan will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under seismic loading.

4. Landslide hazard to the site is not a design consideration.

5. Our analysis indicates that total settlements of less than 1 inch are anticipated in areas underlain by alluvium with differential settlements on the order of 1/4 inch over a horizontal distance of 40 feet.

GEO No. 2536 recommended:

1. Site preparation should begin with the removal of deleterious material, debris and vegetation. Material generated during stripping and/or site demolition should be exported from the site.

2. Undocumented fill, topsoil, and upper 3 to 5 feet of alluvium is anticipated to require remedial grading prior to the placement and compaction of fill for support of the residential structures and site improvements.

3. In areas of alluvium, the removals should extend until excavations encounter competent alluvium with a relative density of at least 85 percent maximum density, per ASTM D1557.

4. In areas of bedrock, the unsuitable soil should be removed to expose the bedrock in the bottom of the excavation, and the area should be qualitatively observed by our engineering geologist for adequate support of fill and the site improvements.

5. Cut and cut/fill lots should be overexcavated in the cut a minimum depth of three feet or one foot below planned foundations, whichever is deeper.

GEO No. 2536 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2536 is hereby accepted for planning purposes.

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10.PLANNING. 19            MAP - GEO02536 ACCEPTED (cont.) (cont.)            RECOMMND

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 21            MAP - PDA05061 ACCEPTED            RECOMMND

County Archaeological Report (PDA) No. 5061 submitted for this project (TR37028) was prepared by Jean Keller, Ph.D. and is entitled: "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028", dated March 2017.

PDA05061 concludes: One previously unidentified bedrock milling feature was recorded. No surface artifacts or evidence of a subsurface deposit were observed.  
PDA05061 recommends: that an archaeological and native American monitor be present during ground disturbing activities. Also, that an attempt be made to relocated the bedrock milling feature to an area that will not be disturbed in the future.  
These documents are herein incorporated as a part of the record for project.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 3                    MAP - DRAINAGE 1                    RECOMMND

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

10.TRANS. 4                    MAP - DRAINAGE 2                    RECOMMND

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

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

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6                    MAP - 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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 2) Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 7 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest,

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - TS/CONDITIONS (cont.)

RECOMMND

Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Washington Street at:

- Abelia Street (EW)
- Thompson Road-Project Access 1 (EW)
- Shrimp Lane-Project Access 2 (EW)
- Benton Road (EW)

Project Access 3 (NS) at:

- Benton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn

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10. GENERAL CONDITIONS

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES (cont.)                      RECOMMND

clippings from a mulching type mower are left on lawn), or through on-site composting of green waste; or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP- EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

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 provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    USE - SOLID WASTE SERVICE                    RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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

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

Since this project is connecting to EMWD, this documentation will be the completed and agreed upon Plan of Service Summary.



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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 787.7.

50.FIRE. 2                      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. here 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. 3                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. 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. 5                      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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP-#6-ECS WATER CERTIFICATION                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification 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. 7                      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.

50.FIRE. 8                      MAP-#47-SECONDARY ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

50.FIRE. 9                      MAP\*-#70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Addresses will be clearly visible from public roadway. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 10                      MAP\*-#59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that standard fire hydrants (6"x4"x2 1/2") exist or that financial arrangements have been made to provide hydrants.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    RECOMMND

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

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

50.FLOOD RI. 8                    MAP ADP FEES                    RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

50.FLOOD RI. 10                    MAP ZONE 7 PRESENT WORTH MAINT                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10                    MAP ZONE 7 PRESENT WORTH MAINT (cont.)                    RECOMMND

of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 7                    MAP- ANNEX TO PARK DISTRICT                    RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

50.PLANNING. 8                    MAP- QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17            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 Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

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. 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.

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

50.SURVEY. 2                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Washington Street and Benton Road and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1                    MAP - STREET NAME SIGN                    RECOMMND

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

50.TRANS. 2                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 3                    MAP - CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4                    MAP - LIGHTING PLAN                    RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 5                    MAP - ANNEX L&LMD/OTHER DIST                    RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Washington Street, Thompson Road, Benton Road, and Shrimp Lane (Entry).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (2) Streetlights.
- (3) Traffic signals located on ( \_\_\_\_\_ )  
at intersection of ( \_\_\_\_\_ )
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

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

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

50.TRANS. 6 MAP - UTILITY PLAN

RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - UTILITY PLAN (cont.)

RECOMMND

purposes:

50.TRANS. 7 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Washington Street, Thompson Road, Benton Road, and Shrimp Lane (Entry).

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 8 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. 9 MAP - IMP PLANS

RECOMMND

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

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

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50.TRANS. 10                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 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.

50.TRANS. 13                      MAP - PART-WIDTH                      RECOMMND

Washington Street along project boundary is a paved County maintained road designated as URBAN ARTERIAL HIGHWAY and shall be improved with 78' part-width AC pavement (55' on the project side and 23' on the other side of the centerline), 8" concrete curb & gutter, and 8" curbed landscape median; match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within 131' (76' project side and 55' on the other side of the centerline) minimum part-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

- NOTE: 1) A 5' meandering sidewalk shall be constructed within a 21' parkway (project side).
- 2) A 14' wide and 8" raised curbed landscaped median shall be constructed at the centerline of the street.
- 3) Construct acceleration and deceleration AC pavement to the north and south project boundaries as directed by the Director of Transportation.
- 4) The proposed retaining wall shall be constructed outside of the road right-of-way.
- 5) No bio-swale shall be constructed within the ultimate road right-of-way.

Benton Road along project boundary is designated LOCAL ROAD and said road shall be improved with 32' part-width AC pavement, (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb & gutter (project

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13

MAP - PART-WIDTH (cont.)

RECOMMND

side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: A 5' sidewalk shall be constructed adjacent the right-of-way within a 10' parkway.

Thompson Road (Entry Street) is designated as ENTRY ROAD and shall be improved with 32' to 42' part-width AC pavement, (20'-25' project side and 12'-17' on the other side of the centerline) within the 60' to 70' (30'-40' project side and 30' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified for 6" raised curb median (full-width) improvement at the center and reduced right-of-way from 74' to 60' to 70' full-width.)

NOTE: 1) A 5' sidewalk shall be constructed within a 15' parkway (project side).

2) A 10' landscaped entry median shall be constructed at the centerline of the street.

3) The project proponent shall provide a notarized and recorded written agreement that the project has permission to perform off-site grading on Thompson Road.

Thompson Road along project boundary (from "A" Street to the cul-de-sac bulb) is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter (project side), within a 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 14

MAP - DEDICATION

RECOMMND

Shrimp Lane (Entry Street) designated as entry COLLECTOR ROAD and shall be improved with 44' to 50' full-width AC pavement, within the 66' to 80' dedicated right-of-way in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - DEDICATION (cont.)

RECOMMND

in accordance with County Standard No. 103, Section "A", Ordinance 461... (Modified for 6" raised curb median, reduced right-of-way from 74' - 66' to 80' and increased improvement from 44' to 44'-50' AC pavement.)

NOTE: 1) A 5' sidewalk shall be constructed within 11'-15' parkway.

2) A 6' landscaped entry median shall be constructed at the centerline of the street.

All other roads (street "A" - street "H") are designated as a LOCAL STREET and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent the right-of-way within a 10' parkway.

50.TRANS. 15 MAP - LC LNDS CP COMMON AREA MA

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).

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50.TRANS. 15                    MAP - LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

3) The ~~common~~ maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

50.TRANS. 16                    MAP - TS/DESIGN                    RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Washington Street (NS) at Abelia Street (EW)

or as approved by the Transportation Department..

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 17                    MAP - TS/GEOMETRICS                    RECOMMND

The intersection of Washington Street (NS) at Abelia Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane  
Southbound: one through lane, one right-turn lane  
Eastbound: one left-turn lane, one right-turn lane with overlap  
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - TS/GEOMETRICS (cont.)

RECOMMND

cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

from the Building and Safety Department.

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

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

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

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

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

60.BS GRADE. 5                    MAP - SLOPE STABIL'ITY 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6                   MAP - DRNAGE DESIGN Q100 (cont.)                   RECOMMND

in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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



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60.BS GRADE. 15            MAP - SWPPP REVIEW (cont.)            RECOMMND

Building and Safety Department Environmental Compliance  
Division for review and approval prior to issuance of a  
grading permit.

60.BS GRADE. 18            MAP- EMERGENCY OVERFLOW DEVICE            RECOMMND

Subsurface drainage flowing in easements adjacent to or in  
lots for homes shall provide emergency overflow facilities  
in case the subsurface drainage is blocked to prevent  
inundation of residential lots.

EPD DEPARTMENT

60.EPD. 2                            - NESTING BIRD SURVEY            RECOMMND

Birds and their nests are protected by the Migratory Bird  
Treaty Act (MBTA) and California Department of Fish and  
Wildlife (CDFW) Codes. Since the project supports suitable  
nesting bird habitat, removal of vegetation or any other  
potential nesting bird habitat disturbances shall be  
conducted outside of the avian nesting season (February 1st  
through September 15th). If habitat must be cleared during  
the nesting season or disturbances occur within 500 feet, a  
preconstruction nesting bird survey shall be conducted. The  
preconstruction nesting bird survey must be conducted by a  
biologist who holds a current MOU with the County of  
Riverside. If nesting activity is observed, appropriate  
avoidance measures shall be adopted to avoid any potential  
impacts to nesting birds. The nesting bird survey must be  
completed no more than 3 days prior to any ground  
disturbance. If ground disturbance does not begin within 3  
days of the survey date a second survey must be conducted.  
Prior to the issuance of a grading or building permit the  
project proponent must provide written proof to the  
Riverside County Planning Department, Environmental  
Programs Division (EPD) that a biologist who holds a MOU  
with the County of Riverside has been retained to carry out  
the required survey. Documentation submitted to prove  
compliance prior to grading or building permit issuance  
must at a minimum include the name and contact information  
for the Consulting Biologist and a signed statement from  
them confirming that they have been contracted by the  
applicant to conduct a Preconstruction Nesting Bird Survey.  
In some cases, EPD may also require a Monitoring and  
Avoidance Plan prior to the issuance of a grading or  
building permit. Prior to finalization of a grading permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - NESTING BIRD SURVEY (cont.) RECOMMND

or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 3 - BUOW 30 DAY SURVEY RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 MAP 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                    MAP ENCROACHMENT PERMIT REQ (cont.)                    RECOMMND

plans.

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

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

60.FLOOD RI. 4                    MAP PHASING                    RECOMMND

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

60.FLOOD RI. 5                    MAP ADP FEES                    RECOMMND

Tract Map 37028 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 6                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

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 43.93 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 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. 22            MAP - PALEO PRIMP/MONITOR            RECOMMND

County Paleontological Report (PDP) No. 1560, prepared by CRM Tech concluded the project's potential to impact significant paleontological resources in the southern portion of the site is high. HENCE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22                    MAP - PALEO PRIMP/MONITOR (cont.) (cont.)                    RECOMMND

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and 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)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - PROJECT ARCHAEOLOGIST

RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

60.PLANNING. 24

MAP - TRIBAL MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Pechanga and/or Soboba tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - TRIBAL MONITOR (cont.)

RECOMMND

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

60.PLANNING. 25 MAP - FEATURE RELOCATION

RECOMMND

Site P-33-026669 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

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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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 USE - PLNTLGST CERTIFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

70.PLANNING. 3 MAP -PHASE IV REPORT CULTURAL RECOMMND

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

70.PLANNING. 4 MAP - ARTIFACT DISPOSITION RECOMMND

Prior to Grading Permit Final:  
The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

EPD DEPARTMENT

80.EPD. 1 MAP - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - NESTING BIRD SURVEY (cont.)

RECOMMND

completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

80.EPD. 2 MAP - BUOW 30 DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 4 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  
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Tract Map 37028 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP- SCHOOL MITIGATION

RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP- FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Third District and the approved Design Manual.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances

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80.PLANNING. 17

MAP- FINAL SITE PLAN (cont.)

RECOMMND

from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 18

MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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80.PLANNING. 18

MAP- Walls/Fencing Plans (cont.)

RECOMMND

G. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an

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80.PLANNING. 18            MAP- Walls/Fencing Plans (cont.) (cont.)            RECOMMND

issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

TRANS DEPARTMENT

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

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

- (1) Landscaping along Washington Street, Thompson Road, Benton Road, and Shrimp Lane (Entry).
- (2) Streetlights.
- (3) Traffic signals located on ( \_\_\_\_\_ )  
at intersection of ( \_\_\_\_\_ )
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

80.TRANS. 2                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 Transportation Department, Landscape Section 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2                      MAP - LC LANDSCAPE PLOT PLAN (cont.)                      RECOMMND

- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as Valleywide/CFD/LMD, 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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

80.TRANS. 3                      MAP - LC LANDSCAPE SECURITY                      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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3. MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

80.TRANS. 4. MAP-LC LNDSCPNG PROJ SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_

WASTE DEPARTMENT

80.WASTE. 1. MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities

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80.WASTE. 1                    MAP - WASTE RECYCLE PLAN (WRP) (cont.)                    RECOMMND

--and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                    MAP - WQMP BMP INSPECTION                    RECOMMND

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

90.BS GRADE. 2                    MAP - WQMP BMP CERT REQ'D                    RECOMMND

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

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

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - PRECISE GRDG APPROVAL (cont.)                    RECOMMND

precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1                        MAP - FIRE SPRINKLER SYSTEM                    INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                    MAP BMP - EDUCATION                    RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

90.FLOOD RI. 2 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 3 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and the drainage system are deemed substantially complete.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

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

90.PLANNING. 12                  MAP- ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                   RECOMMND

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

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                    MAP - STREETLIGHTS INSTALL                    RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3                    MAP - UTILITY INSTALL                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4                    MAP - R & B B D                    RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 5                    MAP - 80% COMPLETION                    RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (cont.)

RECOMMND

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LANDSCAPING (cont.) RECOMMND

(or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Washington Street, Thompson Road, Benton Road, and Shrimp Lane (Entry).

90.TRANS. 7 MAP - LC LNDSCP INSPECT DEPOSIT 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. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. \_\_\_\_\_ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. \_\_\_\_\_ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

10/10/17  
11:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 72

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                    MAP - LC COMPLY W/LNDSACP/IRR                    RECOMMND

The developer/permit-holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 10                    MAP - TS/INSTALLATION                    RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Washington Street (NS) at Abelia Street (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

WASTE DEPARTMENT

90.WASTE. 1                    MAP - WASTE REPORTING FORM                    RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the

10/10/17  
11:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 73

TRACT MAP Tract #: TR37028

Parcel: 964-030-008

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1

MAP - WASTE REPORTING FORM (cont.)

RECOMMND

Planning Division of the Riverside County Department  
of Waste Resources. Receipts must clearly identify the  
amount of waste disposed and Construction and Demolition  
(C&D) materials recycled.



**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: November 10, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading

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

P.D. Landscape Architects  
Riv. Co. Waste Resources Management Dept.  
Municipal Advisory Council  
3rd District Supervisor  
3rd District Planning Commissioner

**TENTATIVE TRACT MAP NO. 37028-** EA: 42844- Applicant: James Bach, MDMD- Engineer/Representative: VSL Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan- Rural Community- Estate Density Residential (RC:EDR)- Location Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner-43.93 acres- Zoning: Planned Residential (R-4). **REQUEST:** The **Tentative Tract Map** is a Schedule "A" subdivision of 43.93 acres into 133 single family residential lots, six (6) detention basin lots, and one (1) open space lot. APNS: 964-030-007 and 964-030-008. Related Cases: GPA 954 and CZ 7739.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 19, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Project Planner**, or e-mail at [PLange@rctlma.org](mailto:PLange@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# VALLEY-WIDE RECREATION AND PARK DISTRICT GoRecreation.org

*AWARD WINNING CALIFORNIA PARKS*  
November 19, 2015

Peter Lange  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 90502

**RE: TM 37028**

Dear Mr. Lange:

Valley-Wide Recreation and Park District has reviewed the tentative tract map dated November 14, 2015 for the above referenced project that was emailed to our consultant and have the following comments:

1. The project is required to annex into the French Valley Landscape Maintenance District.
2. Park requirements are five (5) acres of active parkland for every 1,000 population. Since there are only 133 proposed homes which would trigger a 2.13 acre park, Valley-Wide is requesting the payment of Quimby Fees rather than park dedication.
3. Any noted open space areas that are not providing active park amenities will not be counted towards park land credit and may be subject to maintenance by other agencies.
4. Lot "G" which is proposed to be a "park and community garden" appears to be mostly slopes and adjacent to rear yards; therefore, it would not be an area that Valley-Wide would be interested in maintaining. If it were relocated directly adjacent to a right-of-way, maintenance of this may be considered.
5. We request that there be a condition of approval for the applicant to obtain a Quimby Agreement with Valley-Wide Recreation prior to map recordation and would like to encourage the applicant to meet with us to review maintenance responsibilities.
6. Water quality basins are subject to review of a WQMP and maintenance responsibilities must be identified and coordinated between Valley-Wide and RCTLMA.

**BOARD OF  
DIRECTORS**

Larry Minor  
President

Matt Duarte  
Vice President

John Bragg  
Secretary

Frank Gorman  
Director

Steve Simpson  
Director

Dean Wetter  
General Manager

7. Portions of Washington Street currently have median landscaping. Prior to map approval, we would request confirmation from RCTLMA if a median is needed for public safety.

In addition to the above comments, the County may want to require a small park for this community so the residents don't have to cross the street as the location of the proposed park does not serve the community well. Moreover, the County will also be responsible for the maintenance of the water quality BMP's.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Wetter", is written over a horizontal line.

Dean Wetter, General Manager  
Valley-Wide Recreation and Park District



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

November 16, 2015

Jim McPherson  
Cultural Resources Department  
Rincon Band of Luiseño Indians  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37028)**

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the unincorporated area of Riverside County. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rcplma.org](mailto:hthomson@rcplma.org) or by contacting me at (951) 955-2873.

**TENTATIVE TRACT MAP NO. 37028- EA: 42844- Applicant: James Bach, MDMD- Engineer/Representative: VSL Engineering- Third Supervisorial District – Rancho California- Southwest Area Plan- Rural Community- Estate Density Residential (RC:EDR)- Location Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner-43.93 acres- Zoning: Planned Residential (R-4).**

**REQUEST:** The Tentative Tract Map is a Schedule "A" subdivision of 43.93 acres into 133 single family residential lots, six (6) detention basin lots, and one (1) open space lot. APNS: 964-030-007 and 964-030-008. Related Cases: GPA 954 and CZ 7739.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Brett Dawson, Project Planner; [bdawson@rcplma.org](mailto:bdawson@rcplma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 16, 2015

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 (TR37028)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the unincorporated area of Riverside County. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rcplma.org](mailto:hthomson@rcplma.org) or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email cc: Brett Dawson, Project Planner; [bdawson@rcplma.org](mailto:bdawson@rcplma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 16, 2015

Anna Hoover, Cultural Analyst  
Pechanga Cultural Resources Department  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37028)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the unincorporated area of Riverside County. A project description can be found below and a map depicting the location is attached. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rcplma.org](mailto:hthomson@rcplma.org) or by contacting me at (951) 955-2873.

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Sincerely,

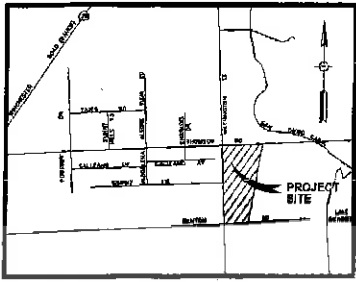
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

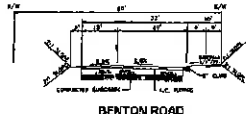
email cc: Brett Dawson, Project Planner; [bdawson@rcplma.org](mailto:bdawson@rcplma.org)

Attachment: Project Vicinity Map

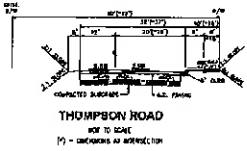
# TENTATIVE TRACT MAP NO. 37028 COUNTY OF RIVERSIDE



**VICINITY MAP**  
NOT TO SCALE  
SECTION 3, T28, P28



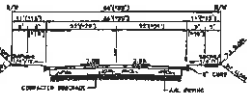
**BENTON ROAD**  
NOT TO SCALE



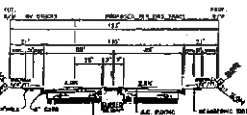
**THOMPSON ROAD**  
NOT TO SCALE



**A, B, C, D, E, F, G AND H STREETS**  
LOCAL STREET - 30' TO 50' WIDE  
NOT TO SCALE



**SHRIMP LANE**  
NOT TO SCALE



**WASHINGTON STREET**  
NOT TO SCALE

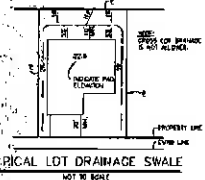
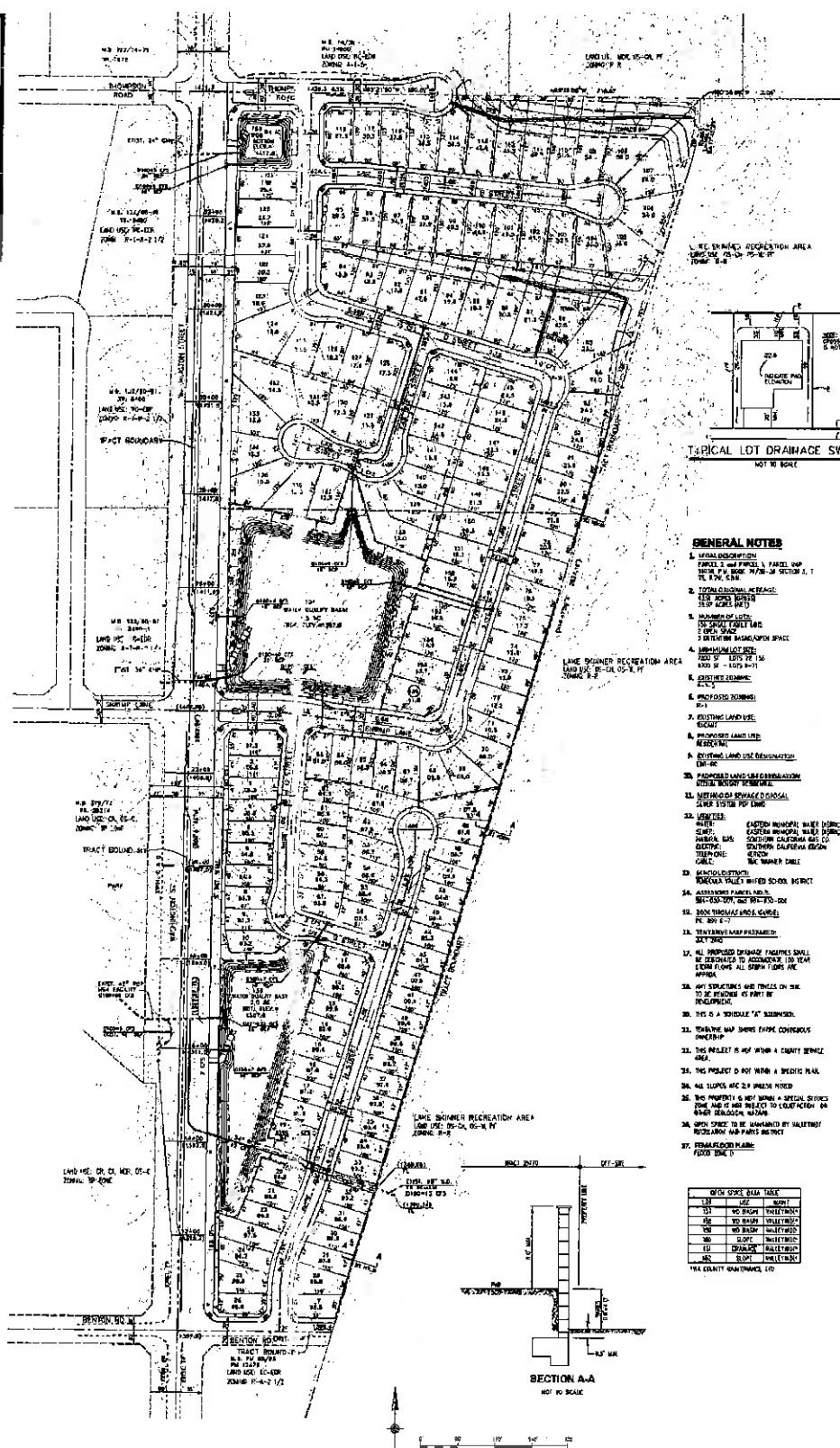
**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ M)
1	12,345	1.15	12,345	1.15	12,345	1.15	12,345	1.15

**LEGEND**

- SS — DRIVE PAV
- PP — PAVED ROAD ELEVATION
- SP — PAVED SURFACE
- SL — ALUM LINE
- SL — 50' W/ CURB
- SP — 60' W/ CURB
- SP — 80' W/ CURB
- SP — 100' W/ CURB
- SP — 120' W/ CURB
- SP — 140' W/ CURB
- SP — 160' W/ CURB
- SP — 180' W/ CURB
- SP — 200' W/ CURB
- SP — 220' W/ CURB
- SP — 240' W/ CURB
- SP — 260' W/ CURB
- SP — 280' W/ CURB
- SP — 300' W/ CURB
- SP — 320' W/ CURB
- SP — 340' W/ CURB
- SP — 360' W/ CURB
- SP — 380' W/ CURB
- SP — 400' W/ CURB

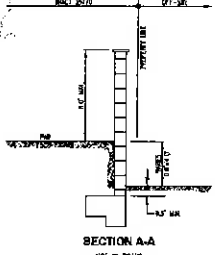
**NOTE:**  
OWNER SHALL PROVIDE ALL THE NECESSARY INFORMATION TO VERIFY THE PROJECT TO THE SATISFACTION OF THE COUNTY ENGINEER.



**TYPICAL LOT DRAINAGE SWALE**  
NOT TO SCALE

**GENERAL NOTES**

1. MAP INFORMATION: THE CITY ENGINEER HAS REVIEWED THIS MAP FOR CONFORMANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 5, DIVISION 4, SECTIONS 1, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00.
2. TOTAL ORIGINAL SURFACE AREA: 100,000 SQ FT (APPROX).
3. NUMBER OF LOTS: 100.
4. NUMBER OF PAVED LANE FEET: 1000.
5. NUMBER OF SANITATION SPACE FEET: 1000.
6. EXISTING ZONING: (SEE LISTING).
7. EXISTING LAND USE: (SEE LISTING).
8. PROPOSED LAND USE: (SEE LISTING).
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**SECTION A-A**  
NOT TO SCALE

**OPEN SPACE DATA TABLE**

LOT NO.	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ M)	AREA (SQ FT)	AREA (SQ M)
1	10,000	0.93	10,000	0.93	10,000	0.93

DATE PREPARED: JULY 2015

THIS MAP IS BASED ON PREVIOUS DATA AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THE INTENTED PURPOSE. ALL MEASUREMENTS SHALL BE VERIFIED BY THE SURVEYOR PRIOR TO RECORDATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY ENGINEER AND COUNTY ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY ENGINEER AND COUNTY ENGINEER.

NO.	DATE	DESCRIPTION

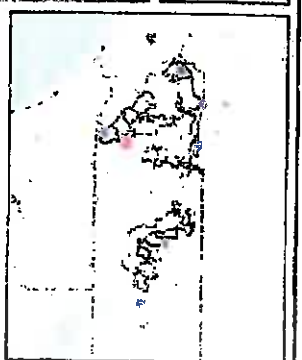
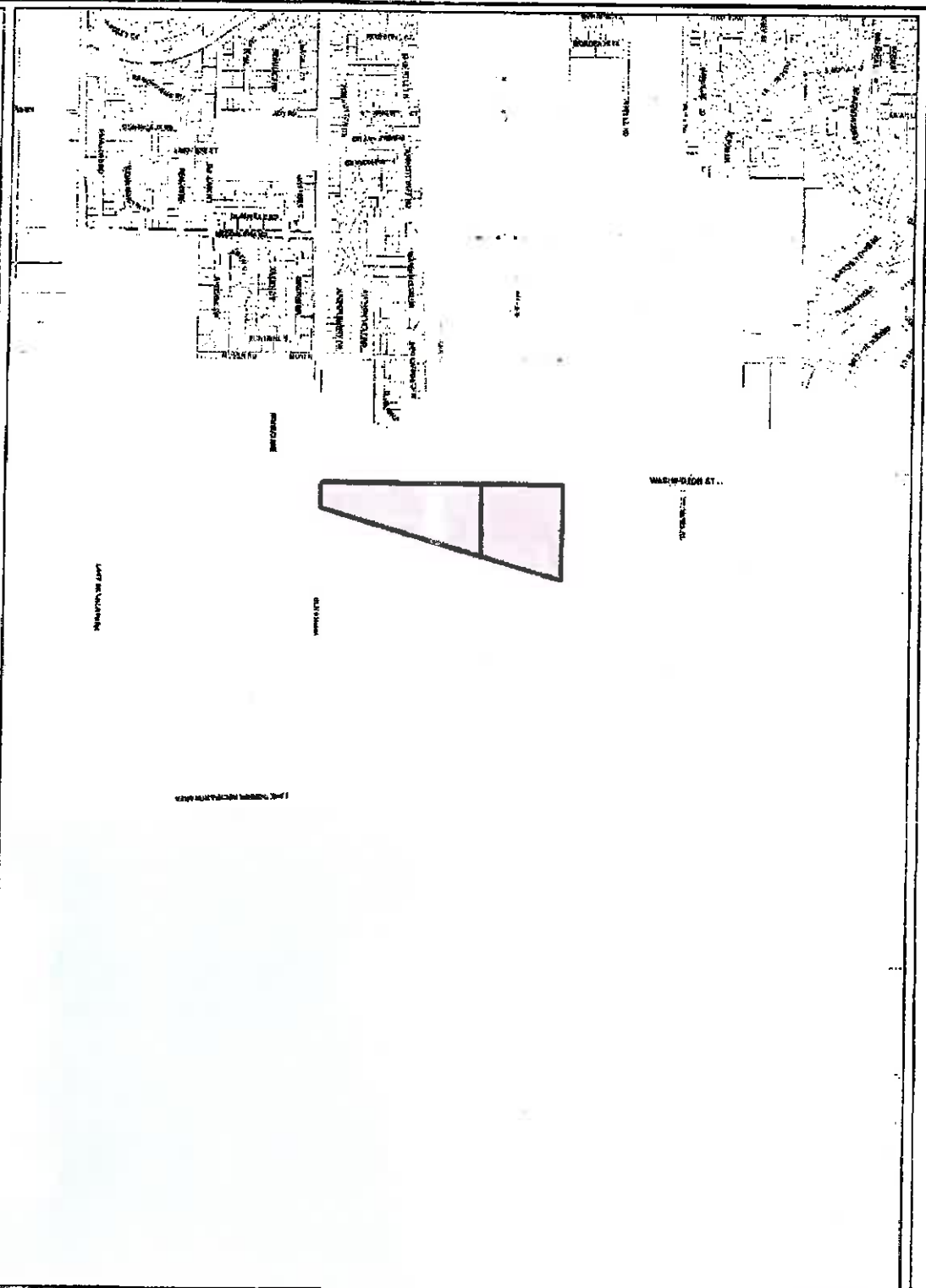
**OWNER:** M-M-G ENTERPRISES, INC. 215 W. GARDEN AVENUE, ITASCA, IL 60143

**ENGINEER:** M-M-G ENGINEERING, INC. 1000 W. GARDEN AVENUE, ITASCA, IL 60143

**DATE:** JULY 2015

**SCALE:** AS SHOWN

TR37028



**Legend**

- Display Parcels
- roads/route
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/hyines
- 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: 11/14/2015 7:25:47 PM

© Riverside County TLMA GIS







# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR37028 DATE SUBMITTED: 10/14/15

### APPLICATION INFORMATION

Applicant's Name: MDMG, INC. JAMES BACH E-Mail: JRB@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

	<i>Street</i>	
<u>Temecula</u>	<u>CA</u>	<u>92590</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Engineer/Representative's Name: VSL Engineering / Richard Valdez E-Mail: vslengineering@gmail.com

Mailing Address: 41635 Enterprise Circle North, Suite B

	<i>Street</i>	
<u>Temecula</u>	<u>CA</u>	<u>92590</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 660-5860 Fax No: (951) 296-3476

Property Owner's Name: JBL Investments, Inc. C/O Allen Su E-Mail: allensu@gmail.com

Mailing Address: 1930 Alpha Ave.

	<i>Street</i>	
<u>Pasadena</u>	<u>CA</u>	<u>91030</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (310) 918-2737 Fax No: (951) 296-3476

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**James R Bach, Authorized Agent**

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

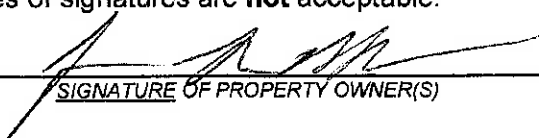
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

**JAMES R BACH MDMS INC**

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-030-007, 964-030-008

Section: 3 Township: 7 S Range: 2 W

Approximate Gross Acreage: 43.91 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Benton Road, South of Thompson Road, East of Washington Street, West of Lake Skinner Rec. Area

Thomas Brothers map, edition year, page number, and coordinates: 2013 Pg 899 G-7, Pg 929 G-1

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):

TTM 35770, Schedule A subdivision, Planned Residential Development of 133 single family lots, 1 open space lot and 6 letter lots for detention basins.

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

EA No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: SEE ATTACHED: BIO, ARCHAEO

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in 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? (distance in 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: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither XXX

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? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ 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/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       Whitewater River

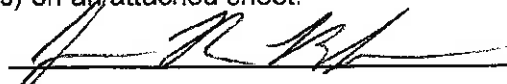
**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**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)  Date 10/9/2015

Owner/Representative (2) \_\_\_\_\_ 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 JBL Investments, Inc., a California Corporation; Violet So Mirhan, Trustee of The KVM Irrevocable Trust; Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990; Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991; Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991; and Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985 (collectively "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 964-030-007 and 964-030-008 ("PROPERTY"); and,

**WHEREAS**, on October 14, 2015, PROPERTY OWNER filed an application for Tentative Tract Map No. 37028 ("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");

**WHEREAS**, each and every individual PROPERTY OWNER authorized Violet So Mirhan to sign this Agreement on their behalf; 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:  
JBL Investments, Inc.  
Attn: Allen D. Su  
1930 Alpha Ave.  
Pasadena, CA 91030

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth



herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall

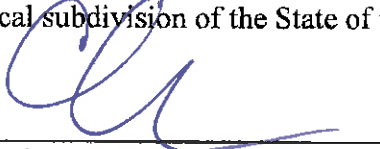
serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

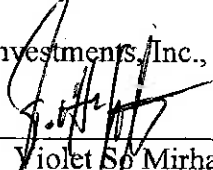
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant Director of TLMA -- Community Development

Dated: 8/9/17

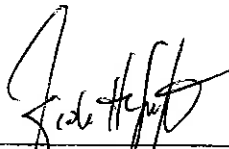
**PROPERTY OWNER:**  
JBL Investments, Inc., a California Corporation; Violet So Mirhan, Trustee of The KVM Irrevocable Trust; Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990; Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991; Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991; and Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985

JBL Investments, Inc., a California Corporation

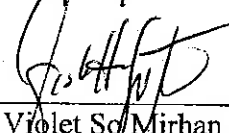
By:   
Violet So Mirhan, Agent for  
Allen D. Su, President

Dated: 7/20/17


[Signatures continued on following page]

By:   
Violet So Mirhan  
Trustee of The KVM Irrevocable Trust

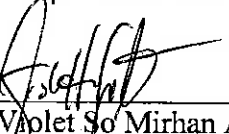
Dated: 7/20/17

By:   
Violet So Mirhan Agent for  
Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990

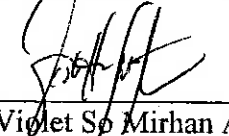
Dated: 7/20/17

By:   
Violet So Mirhan Agent for  
Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991

Dated: 7/20/17

By:   
Violet So Mirhan Agent for  
Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991

Dated: 7/20/17

By:   
Violet So Mirhan Agent for  
Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985

Dated: 7/20/17

**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 Los Angeles )

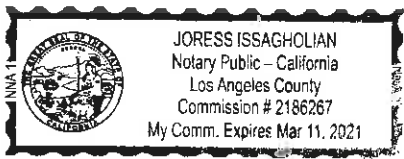
On 02/20/2017 before me, Jores Issagholian, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Violette de Mirhan  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: VIOLETTE DE MIRHAN

- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: ALLEN D SCI

Signer's Name: \_\_\_\_\_

- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner --  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

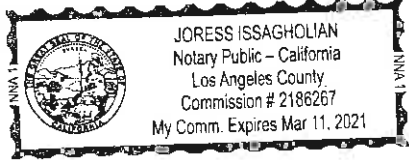
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State of California )  
County of Los Angeles )  
On 02/20/2012 before me Jores Issagholian, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Violette S. Mirhan  
Name(s) of Signer(s)

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

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

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



Place Notary Seal Above

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**Capacity(ies) Claimed by Signer(s)**

Signer's Name: VIOLETTE SO MIRHAN Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  Partner --  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: KVM Signer Is Representing: \_\_\_\_\_  
IRREVOCABLE TRUST

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )

County of Los Angeles )

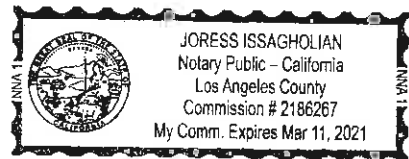
On 02/20/2017 before me, Jovan Issagholian, Notary Public  
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personally appeared Violette So Mirhan  
Name(s) of Signer(s)

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

WITNESS my hand and official seal



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

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 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: EDISON T. SO Signer is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California

County of Los Angeles

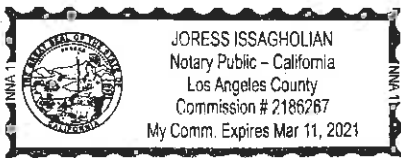
On 07/20/2017 before me Joren Issagholian, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Violette So Murhan  
Name(s) of Signer(s)

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 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: JEFFERSON T. SO Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

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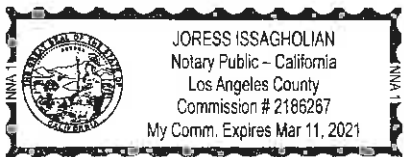
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Date Here Insert Name and Title of the Officer

personally appeared Violette So Mirhan  
Name(s) of Signer(s)

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 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: ELIZABETH T. SO Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

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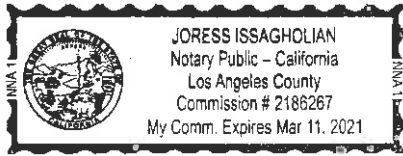
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 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: EDISON T. SO Signer Is Representing: \_\_\_\_\_

**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:

**TENTATIVE TRACT MAP NO. 37028** – Intent to Adopt a Negative Declaration – Applicant: MDMG – Engineer/Representative: VSL Engineering – Third Supervisorial District – Rancho California – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – Location Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner – 43.93 acres – Zoning: Planned Residential (R-4) – **REQUEST:** The Tentative Tract Map is a Schedule “A” Subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 sq. ft., three (3) lots for water quality basins, and one (1) lot for a drainage basin.

TIME OF HEARING:	9:00 am or as soon as possible thereafter
DATE OF HEARING:	<b>OCTOBER 18, 2017</b>
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 David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto: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 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 Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 29., 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR37028 For

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

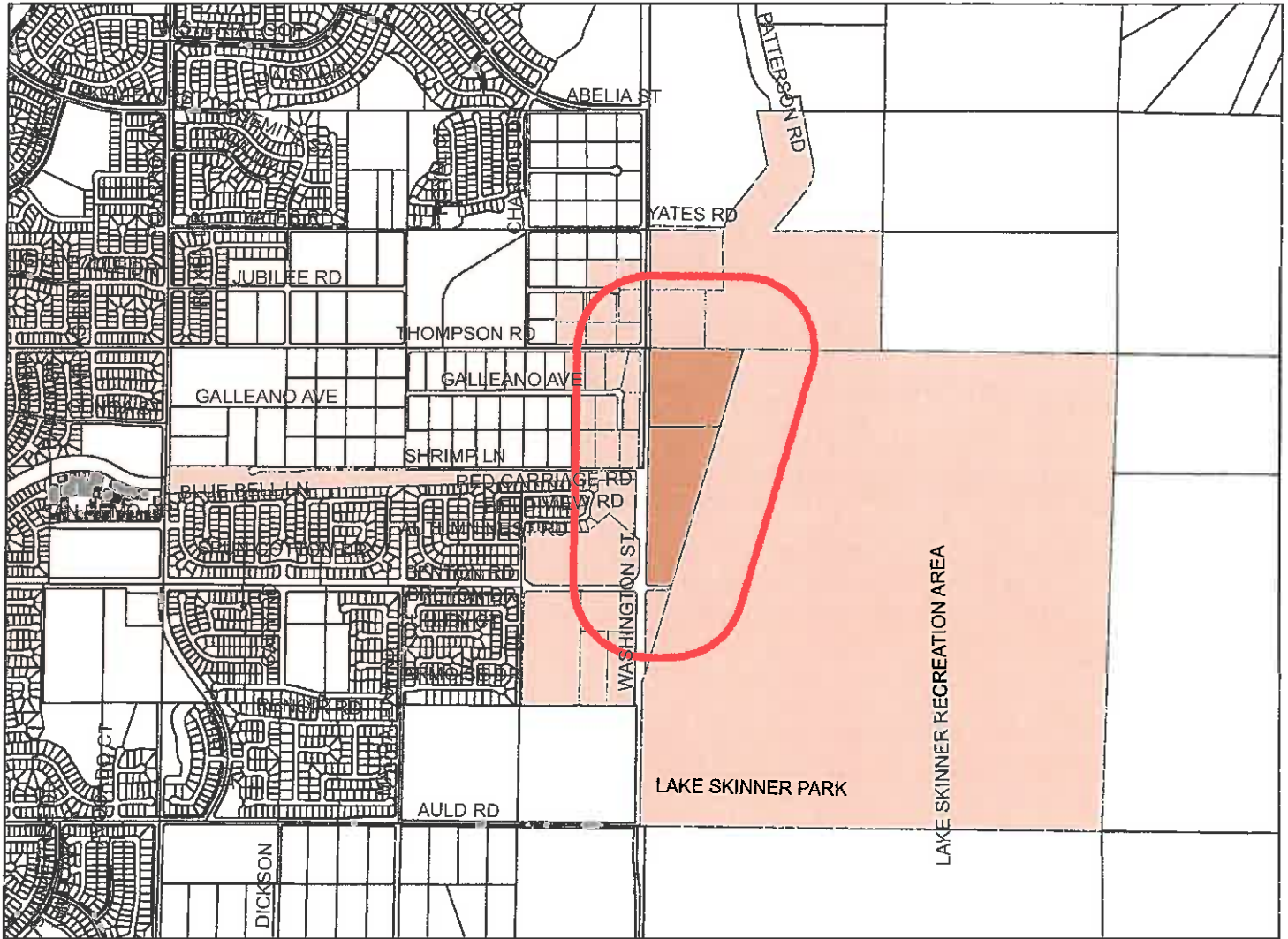
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

**TR37028 ( 800 feet buffer )**



**Selected Parcels**

964-020-025	964-030-002	964-520-008	964-020-026	964-030-015	964-520-011	472-210-002	964-521-009	964-030-008	964-020-021
964-030-004	964-020-023	964-030-003	964-522-002	964-521-010	964-030-007	964-020-022	964-520-010	964-020-010	472-210-003
964-020-009	964-020-020	964-522-003	472-210-004	964-030-010	964-030-009	964-521-008	964-020-008	964-522-001	964-030-013
964-030-001	964-520-009	476-300-007	476-300-008	476-300-012	476-300-013	476-300-014	476-300-015	476-300-016	476-300-017
964-020-024	964-030-014								



1,900 950 0 1,900 Feet

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

ASMT: 472210002, APN: 472210002  
COMMUNITY INV  
4343 MARKET ST  
RIVERSIDE CA 92501

ASMT: 964020021, APN: 964020021  
CHESTER MASON, ETAL  
444 W OCEAN BLV STE 1508  
LONG BEACH CA 90802

ASMT: 472210003, APN: 472210003  
KGB PROP  
9890 CHERRY AVE  
FONTANA CA 92335

ASMT: 964020022, APN: 964020022  
ANA HANKINS, ETAL  
32938 GALLEANO AVE  
WINCHESTER, CA. 92596

ASMT: 476300017, APN: 476300017  
TEMECULA VALLEY UNIFIED SCHOOL DIST  
31350 RANCHO VISTA RD  
TEMECULA CA 92592

ASMT: 964020023, APN: 964020023  
KIMBERLEE JOHNSTON, ETAL  
32978 GALLEANO AVE  
WINCHESTER, CA. 92596

ASMT: 964020008, APN: 964020008  
LINDA ANDERSON, ETAL  
32876 SHRIMP LN  
WINCHESTER, CA. 92596

ASMT: 964020024, APN: 964020024  
THERESA KEENER  
38990 BELLA VISTA RD  
TEMECULA CA 92592

ASMT: 964020009, APN: 964020009  
MARION PETERSEN, ETAL  
32922 SHRIMP LN  
WINCHESTER, CA. 92596

ASMT: 964020025, APN: 964020025  
ALAN LARSEN  
P O BOX 1311  
TEMECULA CA 92593

ASMT: 964020010, APN: 964020010  
JUDY TERRY, ETAL  
32998 GALLEANO AVE  
WINCHESTER, CA. 92596

ASMT: 964020026, APN: 964020026  
PAMELA SACKETT, ETAL  
32875 GALLEANO AVE  
WINCHESTER, CA. 92596

ASMT: 964020020, APN: 964020020  
MICHAEL MCCABE  
140 W PARK AVE NO 217  
EL CAJON CA 92020

ASMT: 964030001, APN: 964030001  
HSIU LU, ETAL  
12 VILLAGER  
IRVINE CA 92602

ASMT: 964030002, APN: 964030002  
FOTINI THEODOSSIS, ETAL  
27791 GOLDEN RIDGE LN  
SAN JUAN CAPO CA 92675

ASMT: 964030014, APN: 964030014  
PARK DIST, ETAL  
P O BOX 907  
SAN JACINTO CA 92581

ASMT: 964030003, APN: 964030003  
GEORGIA NICOLAS  
36657 WASHINGTON AVE  
WINCHESTER CA 92596

ASMT: 964030015, APN: 964030015  
ROBERT POWERS, ETAL  
38595 MARACAIBO CIR W  
PALM SPRINGS CA 92264

ASMT: 964030004, APN: 964030004  
R V STORAGE, ETAL  
C/O WILLIAM DALTON  
41911 5TH ST STE 300  
TEMECULA CA 92590

ASMT: 964520008, APN: 964520008  
JENNIFER SIMMONS, ETAL  
32900 RED CARRIAGE RD  
WINCHESTER, CA. 92596

ASMT: 964030008, APN: 964030008  
JEFFERSON SO, ETAL  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

ASMT: 964520009, APN: 964520009  
STEVEN NULL  
32916 RED CARRIAGE RD  
WINCHESTER, CA. 92596

ASMT: 964030009, APN: 964030009  
NAM KIM  
19725 FALCON RIDGE LN  
NORTHRIDGE CA 91326

ASMT: 964520010, APN: 964520010  
IDA MENDOZA, ETAL  
32932 RED CARRIAGE RD  
WINCHESTER, CA. 92596

ASMT: 964030010, APN: 964030010  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 964520011, APN: 964520011  
JULIA MOLLENAUER, ETAL  
32948 RED CARRIAGE RD  
WINCHESTER, CA. 92596

ASMT: 964030013, APN: 964030013  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 964521008, APN: 964521008  
TARA QUEEN, ETAL  
32914 FIELD VIEW RD  
WINCHESTER, CA. 92596

ASMT: 964521009, APN: 964521009  
NORA LUESHEN, ETAL  
32946 FIELD VIEW RD  
WINCHESTER, CA. 92596

ASMT: 964521010, APN: 964521010  
ANDREA BERKLITE, ETAL  
32897 RED CARRIAGE RD  
WINCHESTER, CA. 92596

ASMT: 964522001, APN: 964522001  
JACQUELINE DAVENPORT, ETAL  
32943 FIELD VIEW RD  
WINCHESTER, CA. 92596

ASMT: 964522002, APN: 964522002  
HP CALIF I  
180 N STETSON AV NO 3650  
CHICAGO IL 60601

ASMT: 964522003, APN: 964522003  
MELISSA PACKER VERHAGEN, ETAL  
32911 FIELD VIEW RD  
WINCHESTER, CA. 92596

Western Riverside County Regional  
Conservation Authority  
3403 10<sup>th</sup> St., #320  
Riverside, CA 92501

U.S. Army Corps of Engineers  
Regulatory Division  
5900 La Place Court, Suite 100  
Carlsbad, CA 92008

SCAG  
Attn: Intergovernmental Review  
818 West 7th Street, 12th Fl  
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife  
Eastern Sierra, Inland Desert Region  
3602 Inland Empire Blvd., C-220  
Ontario, CA 91764

Santa Ana RWQCB  
3737 Main Street, Suite 500  
Riverside, CA 92501

South Coast AQMD  
Attn: CEQA Review  
21865 Copley Drive  
Diamond Bar, CA 91765

Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, CA 92501

San Diego RWQCB  
2375 Northside Drive, Suite 100  
San Diego, CA 92108

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

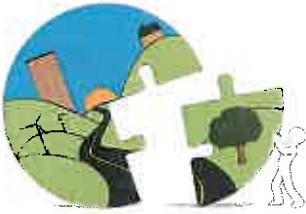


MDMG inc  
Attn: Larry Markham  
41635 Enterprise Circle #B  
Temecula, CA 92590

MDMG inc  
Attn: Angie Douvers  
41635 Enterprise Circle #B  
Temecula, CA 92590

VSL Engineering  
Attn: Richard Valdez  
41635 Enterprise Circle #B  
Temecula, CA 92590

JBL Inv. Inc  
1930 Alpha Avenue  
Pasadena, CA 91030



# 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.**

Tentative Tract Map (TR) No. 37028

*Project Title/Case Numbers*

Dave Alvarez  
*County Contact Person*

951-955-5719  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

MDMG Inc  
*Project Applicant*

41635 Enterprise Circle #B, Temecula, CA 92590  
*Address*

Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner  
*Project Location*

The Tentative Tract Map proposes a Schedule "A" subdivision of 43.93 acres into one hundred and fifty four (154) single family residential lots, three (3) Water Quality Basins, and one (1) Drainage Basin.  
*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. A statement of Overriding Considerations WAS NOT adopted
4. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date* 8/31/2017

Date Received for Filing and Posting at OPR: \_\_\_\_\_

